



Merlin Hotel, High Street, Marlborough SN8

Parkheath
Sold on Service

Development/Investment opportunity

A rare opportunity to purchase the freehold interest of this landmark building located within a popular Wiltshire market town.

The property consists of 2 commercial ground floor units totalling 297 sqm, and 2 upper floors of 228 sqm, currently an 11 room hotel.

The larger of the commercial units benefits from a new 15 year lease assigned to Pizza Express. The smaller unit has been left vacant to offer the incoming purchaser the most flexibility when considering the maximisation of this asset.

The hotel aspect, whilst operational, would benefit from improvement or re development (*stpp) to realise the building's greatest potential.

Marlborough is a popular market town, with excellent transport links. It has a thriving local community complimented by tourism and those visiting attendees of Marlborough College, the world renowned boarding school.

Commercial Unit 1 - Leased to Pizza Express for 15 years from 7th September 2026

Commercial Unit 2 - Vacant

Available on request

*Subject to Planning Permission

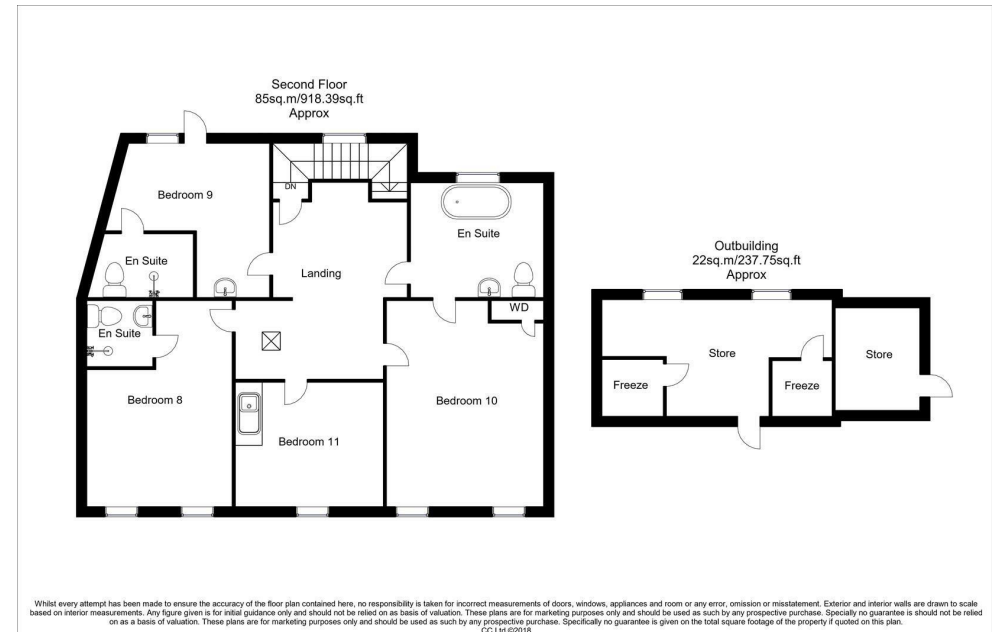
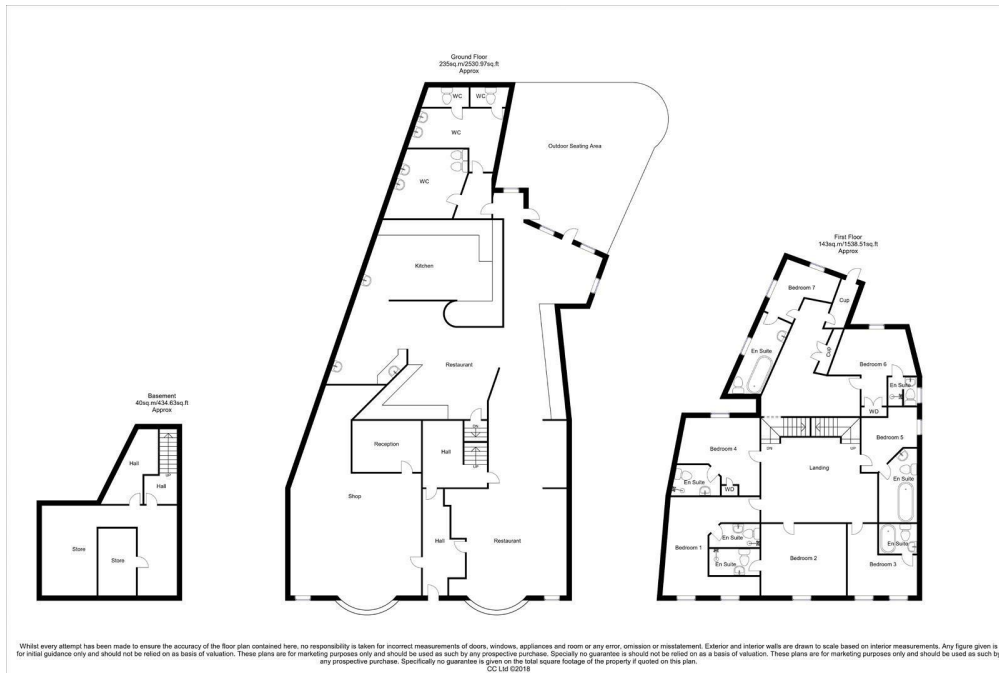
Guide Price - £1,000,000

Freehold

Council Tax Band - Exempt

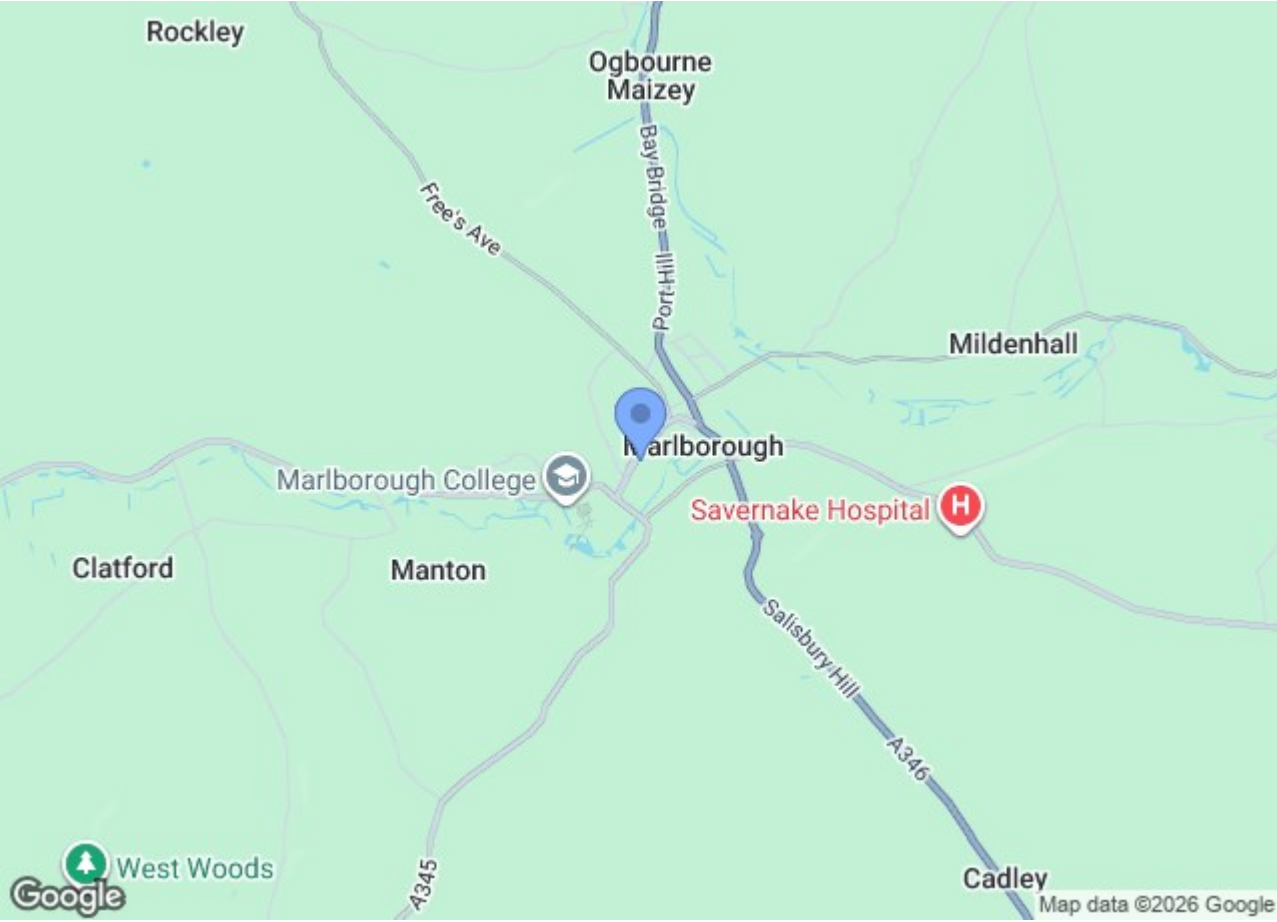
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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The particulars do not constitute part of an offer or contract. The particulars, including text, photographs and plans, are for the guidance only of prospective purchasers/tenants and must not be relied upon as statements of fact. The descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise or that any services or facilities are in good working order. All measurements are approximate.

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