

**Lot 2, 98 High Street, Marlborough,
Wiltshire SN8 1HD**

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



Lot 2, 98 High Street, Marlborough, Wiltshire SN8 1HD

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)

Property Information

Freehold Prime Retail Investment

- Let to Sassy & Boo Limited with personal guarantee
- New 5 year lease from 22/07/22 (subject to option)
- Recently renovated and refurbished building
- Neighbouring occupiers include Rick Stein's, Waitrose, Boots the Chemist, Caffè Nero. Pizza Express and Ask Italian
- Affluent and Historic Market Town

Lot

2

Auction

3rd November 2022

Rent

£35,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles 18 miles west of Newbury, 31 miles east of Bath
Roads A346, A4, M4 (Junction 15)
Rail Pewsey Rail Station, Bedwyn Rail Station
Air Bristol Airport

Situation

Marlborough is an affluent market town located in the North Wessex Downs, home to the famous Marlborough College. The property is prominently situated on High Street, where nearby retailers include Rick Stein's, Waitrose, Boots the Chemist, Caffè Nero. Pizza Express and Ask Italian. The High Street provides on street car parking for approximately 100 cars.

Tenure

Freehold.

EPC

Band D

Description

The property comprises a ground floor shop with first floor ancillary accommodation.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 2, 98 High Street, Marlborough,

Wiltshire SN8 1HD

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground First	Retail Ancillary	63.82 31.28	(689) (337)	SASSY & BOO LIMITED with a personal guarantee (2)	5 years from 22/02/2022 on a full repairing and insuring lease (3)	£35,000
Total		95.10	(1,024)			£35,000

(1) Areas provided by VOA (www.gov.uk/business-rates)

(2) Sassy & Boo Limited operate in 7 other shops across the UK, including branches in Bath, Woodstock, Bradford-upon-Avon, Cirencester, Frome, Malmesbury, and Tetbury (www.luellafashion.com/sassy)

(3) The lease is subject to a tenant option to determine on 22/07/2025

**Lot 2, 98 High Street, Marlborough,
Wiltshire SN8 1HD**

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



Lot 2, 98 High Street, Marlborough, Wiltshire SN8 1HD

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



**Lot 2, 98 High Street, Marlborough,
Wiltshire SN8 1HD**

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



**Lot 2, 98 High Street, Marlborough,
Wiltshire SN8 1HD**

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



Lot 2, 98 High Street, Marlborough, Wiltshire SN8 1HD

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



Lot 2, 98 High Street, Marlborough, Wiltshire SN8 1HD

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



Lot 2, 98 High Street, Marlborough, Wiltshire SN8 1HD

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Henry John
+44 (0)20 7034 4860
+44 (0)7876 884 320
henry.john@acuitus.co.uk

Seller's Solicitors

Protopapas LLP
Queens House, 180 Tottenham Court Road
London
W1T 7PD

Patrick Lees
020 7636 2100
patrick.lees@protopapas.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
September 2020