

COMMERCIAL UNIT

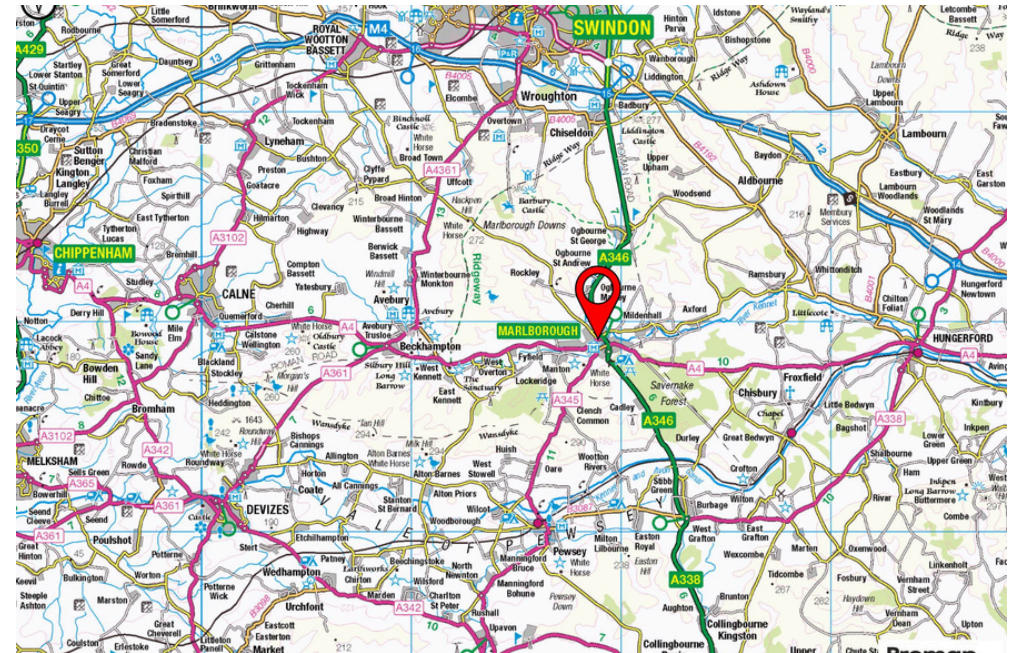
6 HIGH STREET, MARLBOROUGH, SN8 1AA

COMMERCIAL UNIT - TO LET



HIGHLIGHTS INCLUDE:

- Prime located commercial unit in the centre of historic Marlborough
- Arranged over ground and basement with an approximate Gross Internal Area of 3,842 sqft (357 sqm)
- New lease available with a guide rent of £85,000 per annum exclusive of VAT
- Unit situated within the recently refurbished Ailesbury Court building which provides high end business space
- Space is suitable for retail, quality hospitality use (or other uses within Class E Commercial subject to consent)



LOCATION

Marlborough is located in the North Wessex Downs AONB approximately 35 miles east of Bath and 19 miles west of Newbury. Marlborough is regarded as Wiltshire's most dynamic and cosmopolitan market town which is popular for shopping and offers a wide choice of places to eat and drink and ample overnight accommodation. The town is also well known for the prestigious Marlborough College independent school which is located close by. Marlborough has an estimated population of 8,395 (2011 Census).



DESCRIPTION

The commercial unit occupies part ground and basement of the prominent Ailesbury Court building which previously operated as a bank. Historically, the unit and wider building was The Ailesbury Arms, a privately run public house, restaurant, and rooms.

The majority of the remaining building comprises high-end business space known as Ailesbury Club.

The commercial unit benefits from current floor to ceiling heights of approximately 3.66m to the front, reducing to 2.91m and 2.60m towards the rear. The basement is approximately 2.15m.

Located to the rear of the ground floor is an exit which we anticipate will provide tenant a route to "street level" ancillary bin areas.

The approximate Gross Internal Areas are as follows:

FLOOR	Sqft	Sqm
Ground	2,626	244
Basement	1,216	113
TOTAL	3,842	357

TERMS

The property is available leasehold.

The guide rent is £85,000 per annum exclusive of VAT and service charge. New lease are to be agreed.

The service charge is estimated to be in the region of £6,000 per annum (further details are to be provided).



PLANNING

We understand the property benefits from Commercial Use Class E (suitable uses may therefore include restaurant/bar and retail) under The Town and Country Planning (Use Classes) Order 1987 (as amended).

The property is Grade II listed and located in the North Wessex Downs Area of Outstanding Natural Beauty and the Marlborough Conservation Area.

SERVICES & CONDITION

The property is to be delivered in its current condition which is shell and core with capped off services. We understand electricity and water are connected.

Tenant car-park spaces are available by negotiation.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



Ground floor



Basement floor

RATES & TAX

The property is not yet entered on a Rating List. Estimating liability for business rates using the appropriate multipliers alone may not lead to an accurate bill forecast. Please feel free to contact one of Savills' Rating experts or seek independent advice on all rating matters.

VIEWINGS

If possible, please visit the property externally before requesting a formal viewing. Viewings can be organised strictly by appointment via the sole agents, Savills.

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