

SHOP TO LET - SUBJECT TO VACANT POSSESSION

110 High Street, Marlborough

SN8 1LT



Savills London

33 Margaret
Street London
W1G 0JD

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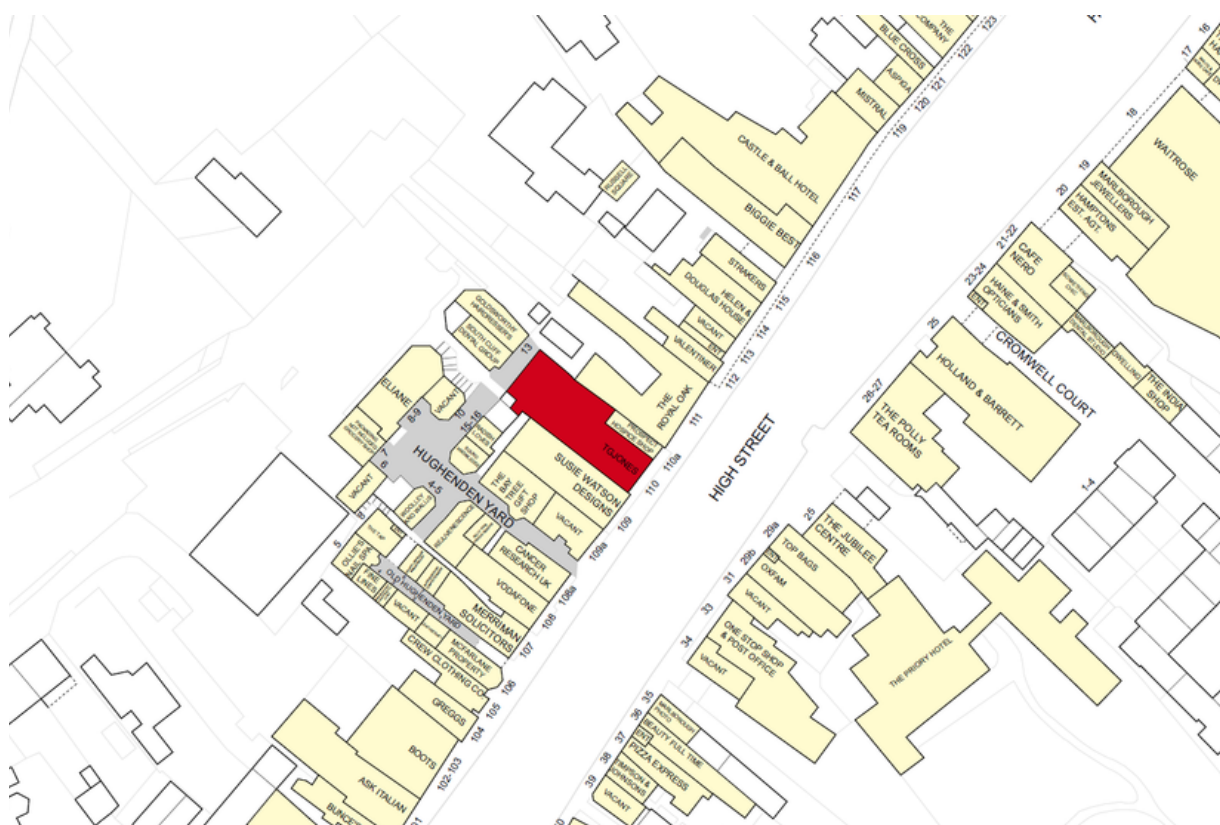
Location

- Location: The property is situated in a 100% prime location on Marlborough High Street in the centre of Marlborough, a well-established Wiltshire market town.
- Marlborough serves a broad and affluent catchment, with regular footfall generated by local residents, visitors and the presence of Marlborough College nearby.
- The High Street supports a strong mix of national retailers, independent operators and food & beverage occupiers.
- Nearby retailers include **Waitrose**, **Boots**, **Holland & Barrett**, **Vodafone**, **Café Nero**, **The White Company**.

Accommodation

The premises is arranged over the ground and first floor only, providing the following areas:

Ground Floor:	3,087 sq ft	287 sq m
First Floor:	1,371 sq ft	127 sq m
Total:	4,458 sq ft	414 sq m



Viewing & further information

Strictly by prior arrangement only with:

Dylan Pethard
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Rent

Available upon application.

Tenure

The property is available by way of a new full repairing and insuring lease for a term to be agreed, and subject to 5 yearly upwards only rent reviews.

Rates

Effective from 1st April 2026

Rateable Value £79,000 per annum

UBR (2026/27): 0.48p

Rates Payable: £37,920 per annum

Parties are advised to make their own enquiries to verify the rates payable and whether any rates relief applies.

Use

The premises currently benefits from class E use which includes various commercial uses including Retail, Restaurant, Office, or Gym space without the need for change of use.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

The property has an EPC rating of B. Further details are available upon request.



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