

# UNIT 1-3 HUGHENDEN YARD, MALRBOROUGH, SN8 1LT



## SHOP TO LET

**1,379 sq ft  
(128.1 m<sup>2</sup>)**

- *Available on new lease with flexible terms*
- *Suitable for a variety of retail or similar trades*
- *Kitchenette and WC's*

**Kilpatrick & Co**

Commercial Property Consultants



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**LOCATION:** Marlborough is a well known historic market town, famous for its wide High Street, twice weekly markets and for Marlborough College. Hughenden Yard is situated on the north side of the High Street with its entrance lying between TG Jones and Boots the Chemist. It comprises a specialist shopping arcade of 17 shop units with direct access to a rear 74 space car park. Hughenden Yard is popular with independent and specialist retailers. Current tenants include Sound Knowledge, The Funghi Club, Goldsworthy's, UK Physiotherapy, Woolley & Wallis, Presleys Barbershop, South Cliff Dental Care, The BayTree, Merlin Snooker Club and Charcoal Grill.

**DESCRIPTION:** The property comprises a 2 storey shop with display windows to the shopping precinct, open plan sales space on the ground floor with kitchenette, stores & toilet. The first floor comprises treatment rooms & stores with a spiral stair case leading to the ground floor of Unit 1, which also has its own front door & display windows.

**SIZE:** Measured in accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:-

Ground Floor:	Sales Area	655 sq ft
	Kitchen & Lobby	83 sq ft
	WC	-
First Floor:	7 Treatment Rooms	<u>641 sq ft</u>
Total:		1,379 sq ft (128.1 m <sup>2</sup> )

**AVAILABILITY:** Available to let as a whole or may be subdivided into 2 units on a new full repairing and insuring lease for a term to be agreed, once vacant possession is obtained.



**RENT:** The asking rent is £30,000 per annum plus VAT, exclusive of outgoings.

**SERVICE CHARGE:** A service charge is payable towards the costs of maintenance of the external parts of the buildings and the communal areas of Hughenden Yard. Further information is available from the agents on request.

## Code for Leasing Business Premises

As an RICS Regulated firm, we adhere to the Code for Leasing Business Premises which recommends that anyone not represented by a RICS member or other property professional should seek professional advice from a qualified surveyor or solicitor prior to agreeing or signing a business tenancy agreement.



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**SERVICES:** We are advised that all mains services are connected to the property, but we have not carried out any tests of services or service appliances.

**BUSINESS RATES:** Informal enquiries via the Valuation Office website indicates that the property is assessed as follows:-

Property:	Unit 1	Unit 3
Description:	Shop & Premises	Shop & Premises
Rateable Value (2026):	£5,100	£9,500
Uniform Business Rate (2026/27):	£0.382	£0.382
Full Rates Liability (2026/27):	£1,948.20	£3,629.00

**N.B.** Further information on business rates is available from Wiltshire Council on 01249 706290. Small Business Rate relief is potentially available for qualifying occupiers.

**EPC:** In accordance with the Energy Performance of Buildings (Certificates and Inspections) (England & Wales) Regulations 2007, an Energy Performance Certificate has been requested.

**LEGAL COSTS:** Each party is responsible for their own legal costs in the transaction.

**VIEWING:** Strictly by appointment with sole agents, **KILPATRICK & CO** on **01793 643101**.



**N.B.** Kilpatrick & Co for themselves and for the vendor/lessor, whose agents they are, give notice that: (i) these particulars do not constitute any part of an offer or contract and whilst prepared in good faith are a general guide only; (ii) Neither Kilpatrick & Co, nor anyone in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; (iii) Any intending purchaser or lessee must satisfy themselves by inspection/investigation as to the accuracy of all descriptions, dimensions, reference to condition, services, appliances, uses, etc.. (iv) all rentals, prices (etc) are exclusive of vat, if applicable.

16/02/2026



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