

# 115 High Street

Marlborough, SN8 1LT



## Key Highlights

- High Street location
- Well presented internally
- £32,000 per annum NO VAT
- Car parking to front of shop
- New lease offered



### Description

The double fronted ground floor shop has a steps from the pavement to a central doorway leading into a front retail area with wood effect laminate floor covering and lighting. Steps lead up to a rear retail area again with wood effect laminate floor covering, lighting and a wall mounted air conditioning unit. At the rear of the ground floor is a kitchenette and a single toilet.

A doorway exits out of the rear of the property where steps lead down to an extensive cellar providing useful storage space.

### Location

The shop occupies a central location in the High Street close to the Castle & Ball pub & hotel and directly opposite the renowned Polly's Tea Rooms. There is short term free parking on the road in front of the shop with longer term pay & display parking available in the middle of the High Street.

### Accommodation

The accommodation comprises the following areas:

| Name                 | sq ft      | sq m         | Availability |
|----------------------|------------|--------------|--------------|
| Ground - Retail shop | 533        | 49.52        | Available    |
| Ground - Kitchen     | 17         | 1.58         | Available    |
| Basement - Storage   | 264        | 24.53        | Available    |
| <b>Total</b>         | <b>814</b> | <b>75.63</b> |              |

---

## Terms

The shop is offered on a new effectively full repairing and insuring lease for a term of years to be agreed.

## Rent

£32,000 per annum exclusive of VAT

We are informed that the property is not VAT registered, so NO VAT is payable on the rent.

## Business Rates

The shop has a Rateable Value effective from 1st April 2026 of £27,500. The full rates payable for 2026/2027, after applying the "retail, hospitality and leisure" discount will be £10,505. we recommend that interested parties confirm this with Wiltshire Council.

## Energy Performance Certificate

The property has an Energy Performance Certificate with a rating of 98 in Band D.

<https://find-energy-certificate.service.gov.uk/energy-certificate/0194-0272-7730-1500-3803>

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction



---

## Contact

### Huw Thomas

01249 704345

07970 494369

[Huw@loveday.uk.com](mailto:Huw@loveday.uk.com)

---

## IMPORTANT NOTICE

Loveday for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Loveday has any authority to make or give any representation or warranty whatever in relation to this property. Generated on 28/09/2026

