

Freehold Retail Investment

**127 High Street
Marlborough, SN8 1LZ**

Investment Summary:

- **Attractive and affluent market town**
- **Prominent position near Superdrug, Mint Velvet and Jigsaw**
- **Let to White Stuff since 2008**
- **Current rent £75,000 pax. No VAT**
- **Offers invited in the region of £830,000 to show a net initial yield of 8.54%**



Description:

Grade II listed, three-storey property comprising a ground-floor retail unit with three self-contained flats above.

The ground floor has been extensively fitted out by White Stuff.

Ground floor sales 1,749 sq ft / 162.49 sq m

Ground floor ancillary 489 sq ft / 45.43 sq m

Basement 516 sq ft / 49.93 sq m

Net frontage 21'11" / 6.69m

Shop depth 89'2" / 27.18m

Location:

Marlborough is an affluent Wiltshire market town located 11 miles south of Swindon and 32 miles east of Bath.

The property is situated on the northern side of the High Street. Nearby occupiers include Superdrug, Mint Velvet, Space NK, Jigsaw, Phase Eight, Clarks and Specsavers.

Viewing:

For further information or an appointment to view, please contact Simon Harper on: 01494 689614 srh@jaggardmacland.co.uk

18 September 2020

Important notice

Jaggard Macland, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Macland are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Macland have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Tenancy:

The ground floor was let to White Stuff Ltd (Company no 02319237) for a term of 15 years from 30 July 2008. The current rent is £75,000 pa. There were no tenant breaks in the lease.

The upper parts are sold on a long lease for a term of 999 years from 10 May 2006 at a peppercorn rent.

The long leaseholder covenants to contribute towards the cost of maintaining the exterior of the property and its insurance.

Covenant:

White Stuff Ltd is a national retailer of women's, men's and children's clothing and currently operates from circa 120 locations plus concessions and has been trading in Marlborough since 2008. For the financial year ending 27 April 2019, the company's turnover was circa £142m with net assets of £3.5m.

Energy Performance Certificate:

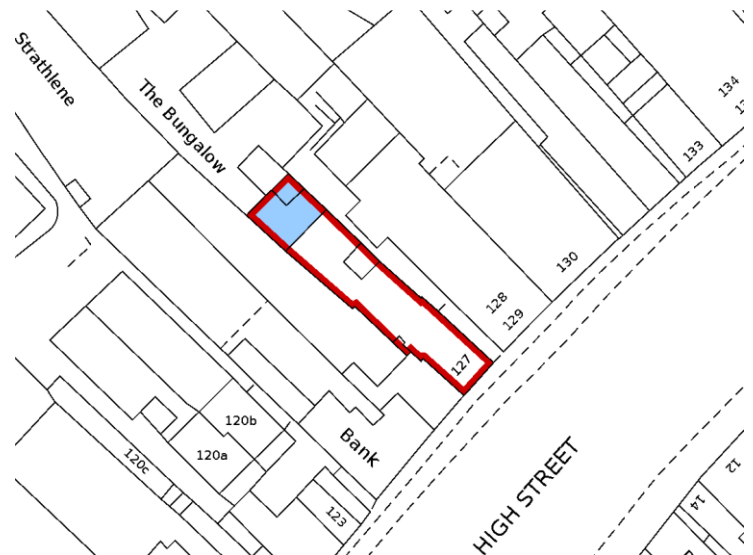
Certificate and report available on request.

VAT:

The property has not been opted for VAT.

Proposal:

We are instructed to seek offers in the region of £830,000 subject to contract for the freehold interest to show a net initial yield of circa 8.54% after allowing for costs at 7.5%.



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