

# Kilpatrick & Co

Commercial Property Consultants

## SHOP TO LET

985 sq ft (91.5m<sup>2</sup>)



Unit 18/19



Entrance to Hughenden Yard

## UNIT 18/19 HUGHENDEN YARD

MARLBOROUGH, SN8 1LT

**01793 • 643101**

[www.kilpatrick-cpc.co.uk](http://www.kilpatrick-cpc.co.uk)

Delta 602, Delta Office Park, Welton Road, Swindon, Wilts, SN5 7XF

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 any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; (iii) Any intending purchaser/lessee must satisfy themselves by inspection/investigation as to the accuracy of all descriptions, dimensions, references to condition, services, appliances, uses, etc.; (iv) All rentals and prices quoted are exclusive of VAT, if applicable.



**LOCATION:** Marlborough is a well-known historic market town, famous for its wide High Street, twice weekly markets and for Marlborough College.

**DESCRIPTION:** Hughenden Yard is situated on the north side of the High Street with its entrance lying between W H Smith and Boots the Chemist. It comprises a specialist shopping arcade of 17 shop units with direct access to a rear 34 space car park. Hughenden Yard is popular with independent and specialist retailers. Current tenants include Vincent Menswear, Sound Knowledge, Packaging Not Included, Rejuvenesce, Radish Loves, Hatt Health & Movement Clinic, Goldsworthy's, Charcoal Grill, Woolley & Wallis, Monsoon and Café 38/Maida.

**ACCOMMODATION:** Unit 18/19 comprises a double fronted shop with 2 glazed display windows, visible to all entering Hughenden Yard from the High Street. Internally the shop has wood flooring with spotlights supplementing natural Light, with partitioned off staff room and fitting rooms.

**FLOOR AREAS:** Measurements have been taken in accordance with the RICS Code of Measuring Practice on a net internal basis. The property has the following approximate floor areas:-

Shop/Staff Room:	985 sq ft	
TOTAL:	985 sq ft	(91.5m <sup>2</sup> )

**TERMS:** To let on a new effectively full repairing and insuring lease for a term to be agreed.

**RENT:** £26,750 per annum, exclusive of VAT and service charge.

**SERVICE CHARGE:** A service charge currently budgeted at £846.91 plus VAT per quarter is applicable to this unit which covers the cost of maintenance to the external parts of the property and communal/common areas of the shopping arcade.

**BUSINESS RATES:** The property is currently assessed together with the adjoining unit but will be reassessed upon occupation. For further information on business rates please ask the agents or Wiltshire Council on (01380) 724911.

**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 to bear their own legal costs incurred in the transaction.

**VIEWING:** Strictly by prior appointment with the sole agents, **Kilpatrick & Co** on, 01793 643101.

Visit our website: **[www.kilpatrick-cpc.co.uk](http://www.kilpatrick-cpc.co.uk)** to see other properties we are marketing and for more information on our services, which include:-

- Valuations • Sales • Lettings • Acquisitions • Rent Reviews • Lease Renewals • Rating Appeals
- Management • Development • Investment • Planning • Building Surveying • Dispute Resolution

29/08/2019

**01793 • 643101**  
**[www.kilpatrick-cpc.co.uk](http://www.kilpatrick-cpc.co.uk)**

**Kilpatrick & Co**  
Commercial Property Consultants

## Commercial Property Consultants

