

# TO LET



**FORMER BETTING SHOP  
WITH POTENTIAL FOR RETAIL OR OTHER USES  
SUBJECT TO PLANNING**

**942 SQ FT**



**3 HIGH STREET  
MARLBOROUGH  
SN8 1AA**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ  
Tel: (01635) 550211 Fax: (01635) 34545 www.dealvarney.co.uk**

Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Deal Varney (Newbury) Ltd. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars.

Deal Varney (Newbury) Ltd Reg No. 5908510.

## LOCATION

The property is located in a highly desirable position in the centre of Marlborough, which is a very attractive Wiltshire market town. The building is located at the eastern end of the south side of the High Street, directly opposite the town hall. Nearby occupiers include Andrews Quality Meats, Joules and Waitrose.

## DESCRIPTION

This is a Grade 2 listed building and features a canopy projecting out from the front of the building. The shop has a central doorway with large display windows either side. It is presently fitted as a bookmaker premises with air-conditioning, suspended ceiling and carpets.

Leading from the open plan retail area is a small tea point together with male and female WCs. There is no external space or car parking provided with the property.

## ACCOMMODATION

Frontage: 22ft 6ins  
Max internal width: 22ft  
Max depth: 61ft

Total floor area: 942 sq ft

ITZA: 609 sq ft

## PLANNING

The property was last used as a betting shop which is sui generis. Alternative uses will require planning consent. The property is physically suitable for use as a shop or restaurant/café but other uses will be considered by the owner.

## TERMS

Available to let on a new full repairing and insuring lease for a term to be agreed.

## RENT

£35,000 per annum.

## VAT

VAT is not charged on the rent.

## RATES

Rateable Value: £17,250

Rates Payable: £ 8,469 p.a. (2019/20)

We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.

## EPC

The Energy Performance Certificate rating is D-92. A full copy of the EPC is available on request.

## VIEWING

Strictly by prior appointment with sole agents;



**(01635) 550211**

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associates or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

JV/msw/3HighStMarlborough  
Subject to Contract  
Details prepared Sept 2019