

1 London Road, Marlborough, SN8 1PH



INVESTMENT OPPORTUNITY FOR SALE

1,055 sq ft (98.02m²)

- *Self contained estate agency offices*
- *On site parking*
- *Close to all Marlborough's amenities*
- *Very visible location on A4*



1 London Road, Marlborough, SN8 1PH

LOCATION: Marlborough is an attractive market town located at the Junction of the A4 and A346 approximately 11 miles south of Swindon and 18 miles west of Newbury. The property is situated at the junction of New Road, Barn Street and London Road in Marlborough.

DESCRIPTION: The property is a 3 storey, end terrace property of mainly brick construction under pitched tiled rooves. The ground floor is currently let to an estate agents and comprises a retail/office area with 2 prominent display windows and to the rear a kitchenette, store and toilet. One parking space is available in the rear car park. Flat 1A is a two bedroom flat on the first and second floor; Flat 1B lies to the rear on ground and first floors is a two bedroom flat.

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

Ground Floor: Shop/Office/Kitchenette: 1,055 sq ft (98.02 m²)

TERMS: The property is held on a long leasehold of 999 years from July 2014 at a peppercorn rent per annum and is offered for sale subject to a 20 year FRI lease to Brearley & Rich from 1/12/2016 at a current rent of £15,000 per annum, subject to rent review on 1/02/2025 and tenant break options. The 2 flats have been sold off, but produce ground rents of £150 p.a. each, increasing to £200 p.a. with effect from 1/1/2030. Total current rental income is £15,300 p.a.

PRICE: Offers over £195,000 are invited for the long leasehold interest, subject to the sublease.

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:-

Description:	Shop & Premises
Rateable Value (2023):	£19,500
Uniform Business Rate (2023/24):	£0.499
Full Rates Liability (2023/24):	£9,730.50

EPC: There are 3 EPC's for the property:

GF- Band C (64);

Flat 1A- Band F (31);

Flat 1B- Band F (36).

MONEY LAUNDERING REGULATIONS

Purchasers will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

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.

24/10/2023

