

# 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 excess 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](mailto:srh@jaggardmacland.co.uk)

**18 September 2020**

## **Important notice**

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**Tel: 01494 677755**

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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:

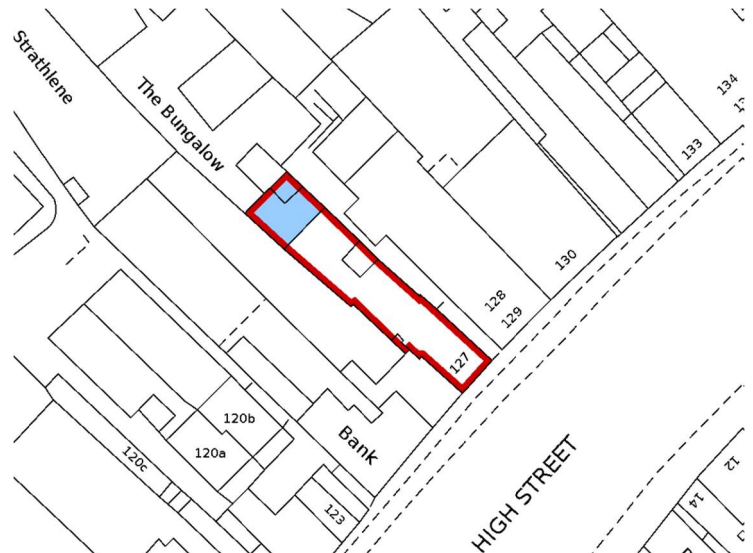
Certificate and report available on request.

## VAT:

The property has not been opted for VAT.

## Proposal:

We are instructed to seek offers in excess 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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