

UNIT 7 HUGHENDEN YARD, MALRBOROUGH, SN8 1LT



SHOP TO LET 507 sq ft (47.1 m²)

- *Available on new lease with flexible terms*
- *Suitable for a variety of retail or similar trades*
- *Kitchen and WC's*



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LOCATION: Marlborough is a well known historic market town, famous for its wide High Street, twice weekly markets and for Marlborough College. Hughenden Yard is situated on the north side of the High Street with its entrance lying between WH Smith and Boots the Chemist. It comprises a specialist shopping arcade of 17 shop units with direct access to a rear 74 space car park. Hughenden Yard is popular with independent and specialist retailers. Current tenants include Sound Knowledge, Rejuvenesce, Goldsworthy's, UK Physiotherapy, Woolley & Wallis, The Funghi Club, South Cliff Dental Care, The BayTree, Merlin Snooker Club and Charcoal Grill.

DESCRIPTION: The property comprises a ground floor shop of a two storey building with display windows to the shopping precinct, open plan sales space on ground with kitchenette, toilet, stores and office.

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

Ground Floor:	Shop	507 sq ft
	WC	-
Total:		507 sq ft (47.1m ²)

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

RENT: The asking rent is £13,250 per annum plus VAT, exclusive of outgoings.

SERVICE CHARGE: A service charge is payable towards the costs of maintenance of the external parts of the buildings and the communal areas of Hughenden Yard. The current service charge is £164.19 per month plus VAT.

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 (2026):	£9,800
Uniform Business Rate (2026/27):	£0.382
Full Rates Liability (2026/27):	£3,743.60

N.B. Further information on business rates is available from Wiltshire Council on 01249 706290. Small Business Rates Relief is currently available for qualifying occupiers.

EPC: The current Energy Performance Assessment for this property is Band C (59).

LEGAL COSTS: Each party is responsible for their own legal costs in the transaction.

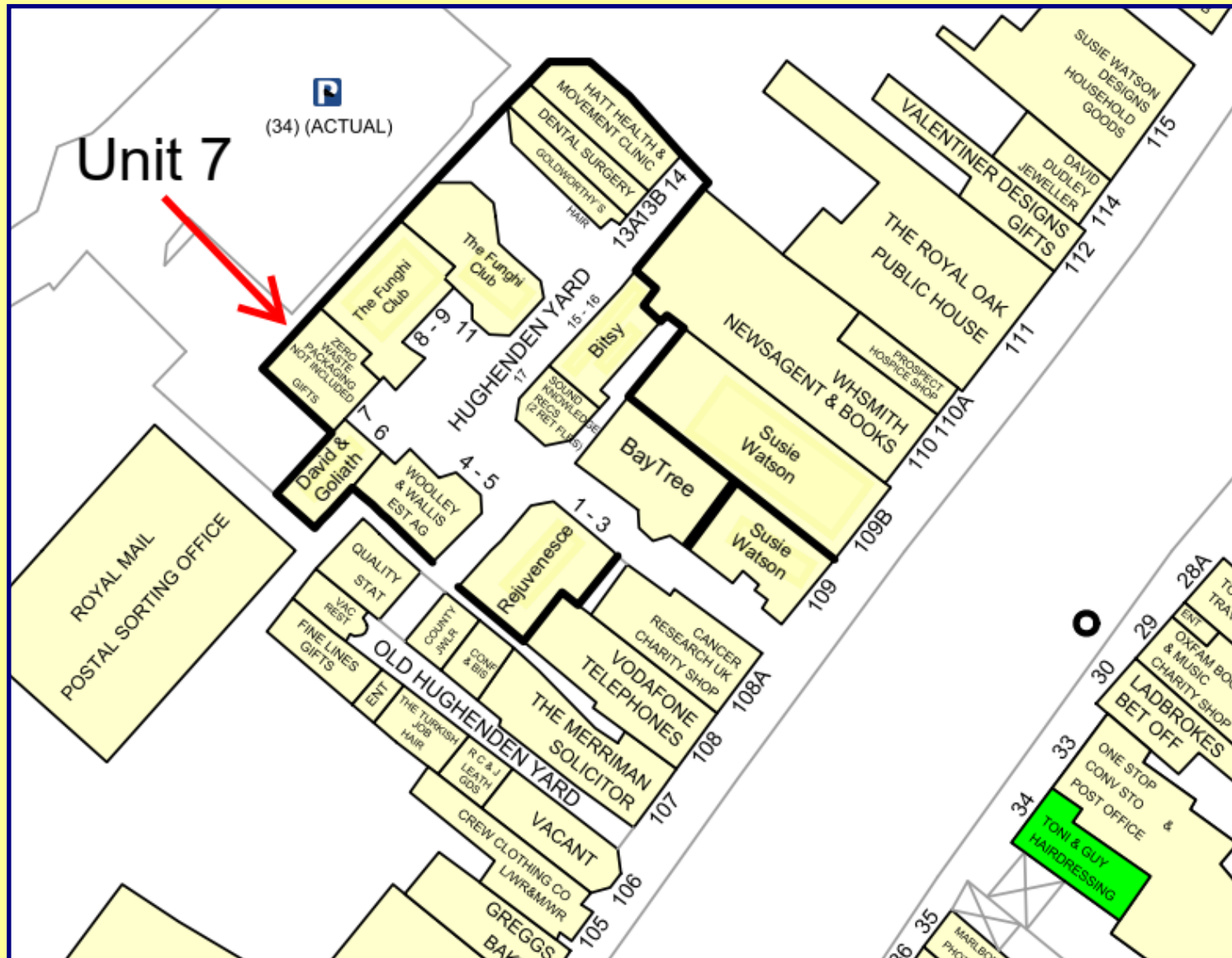
VIEWING: Strictly by appointment with sole agents,
KILPATRICK & CO on **01793 643101**.

Code for Leasing Business Premises

As an RICS Regulated firm, we adhere to the Code for Leasing Business Premises which recommends that anyone not represented by a RICS member or other property professional should seek professional advice from a qualified surveyor or solicitor prior to agreeing or signing a business tenancy agreement.



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Kilpatrick & Co

Commercial Property Consultants

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07/04/2025

