

137 HIGH STREET, MARLBOROUGH, WILTSHIRE, SN8 1HN



Shop To Let

**1,581 sq ft
(146.8 m²)**

- *Prominent location on Marlborough High Street*
- *Suitable for any retail trade*
- *Available on flexible lease terms*

Kilpatrick & Co

Commercial Property Consultants

www.kilpatrick-cpc.co.uk

Regulated by RICS



01793 643101

E: post@kilpatrick-cpc.co.uk

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LOCATION: The property is situated in Marlborough, a well-known, historic Wiltshire market town, situated towards the northern side of the High Street, which holds twice weekly markets and has impressive views of the Town Hall. Other retailers close by include *The White Horse Bookshop, Coffi Lab* and *Superdrug*

DESCRIPTION: The ground floor comprises an open plan retail space with wood block flooring and spotlights with stairs up to the upper retail area, comprising a showroom on the first floor with store & staff room on the second floor with further store/staff areas on the third floor and some basement stores.

SIZE: Ground Floor:	Shop	330 sq ft
First Floor:	Showroom	408 sq ft
Second Floor:	Store & Staff Room	361 sq ft
Third Floor:	Store	247 sq ft
Basement:	Stores	<u>235 sq ft</u>
Total:		1,581 sq ft (146.8 m ²)

TERMS: The property is available to let on a new full repairing and insuring lease on flexible terms.

RENT: £26,000 per annum, exclusive of VAT (if applicable) and outgoings.

EPC: An Energy Performance Certificate of Band D (90).

BUSINESS RATES: The Valuation Office website indicates that the property is assessed as follows:-

Description:	Shop & premises
Rateable Value (2026):	£21,750
Uniform Business Rate (2026/27):	£0.382
Full Rates Liability (2026/27):	£8,308.50

N.B. Further information on business rates is available from Wiltshire Council on 01380 724911.

LEGAL COSTS: Each party to bear their own legal costs.

VIEWINGS: Strictly by prior appointment with sole agents, **KILPATRICK & CO** on 01793 643101 or email post@kilpatrick-cpc.co.uk.



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31/03/26



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