



Merlin Hotel, High Street, Wiltshire SN8

Parkheath
Sold on Service

Development/Investment opportunity

A rare opportunity to purchase the freehold interest of this landmark building located within a popular Wiltshire market town.

The property consists of 2 commercial ground floor units totalling 297 sqm, and 2 upper floors of 228 sqm, currently an 11 room hotel.

The larger of the commercial units benefits from a new 15 year lease assigned to Pizza Express. The smaller unit has been left vacant to offer the incoming purchaser the most flexibility when considering the maximisation of this asset.

The hotel aspect, whilst operational, would benefit from improvement or re development (*stpp) to realise the building's greatest potential.

Marlborough is a popular market town, with excellent transport links. It has a thriving local community complimented by tourism and those visiting attendees of Marlborough College, the world renowned boarding school.

Commercial Unit 1 - Leased to Pizza Express for 15 years from 7th September 2026

Year 1 - £47,000

Year 2 - £47,000

Year 3 - £47,000

Year 4 - £50,000

Year 5 - £50,000

End of Year 5 - Rent review

End of Year 10 - Rent review

Commercial Unit 2 - Vacant

Previously Let at £16,000 per annum

We would expect a rent of circa £18,000 per annum

*Subject to Planning Permission

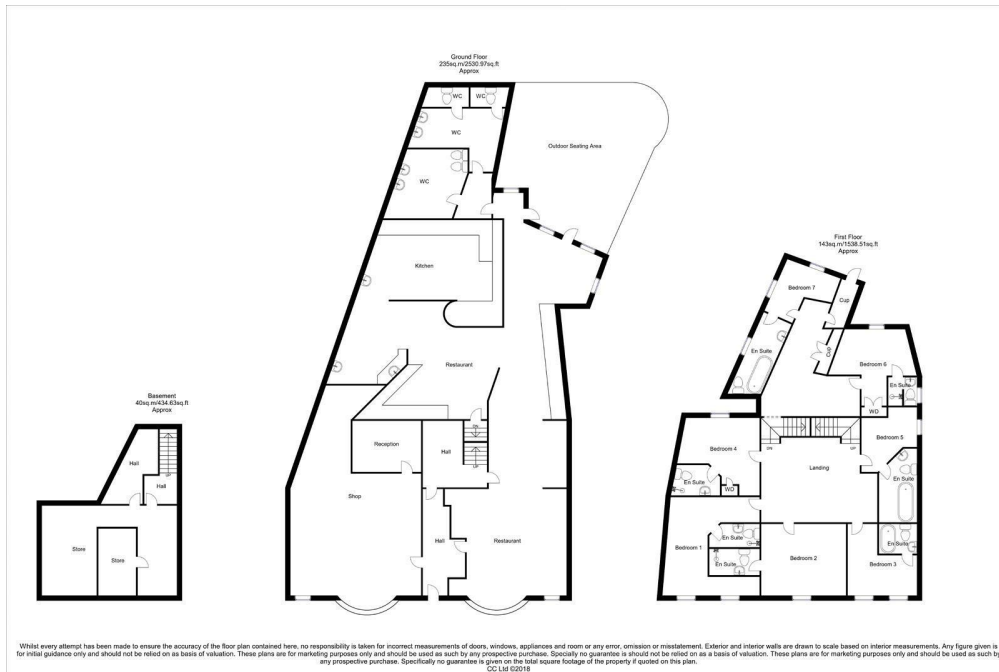
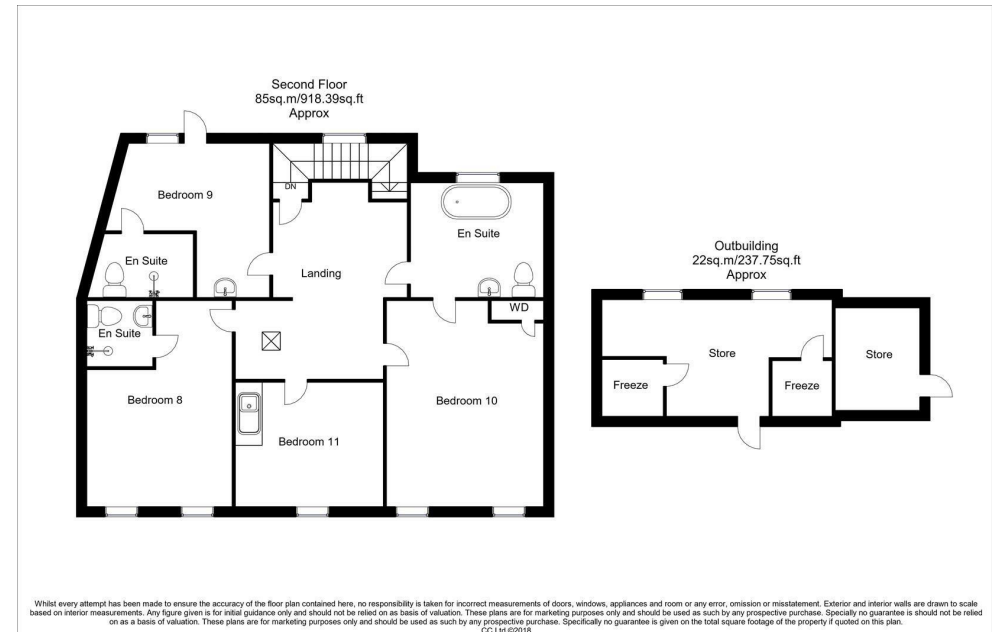
Guide Price - £1,000,000

Freehold

Council Tax Band - Exempt

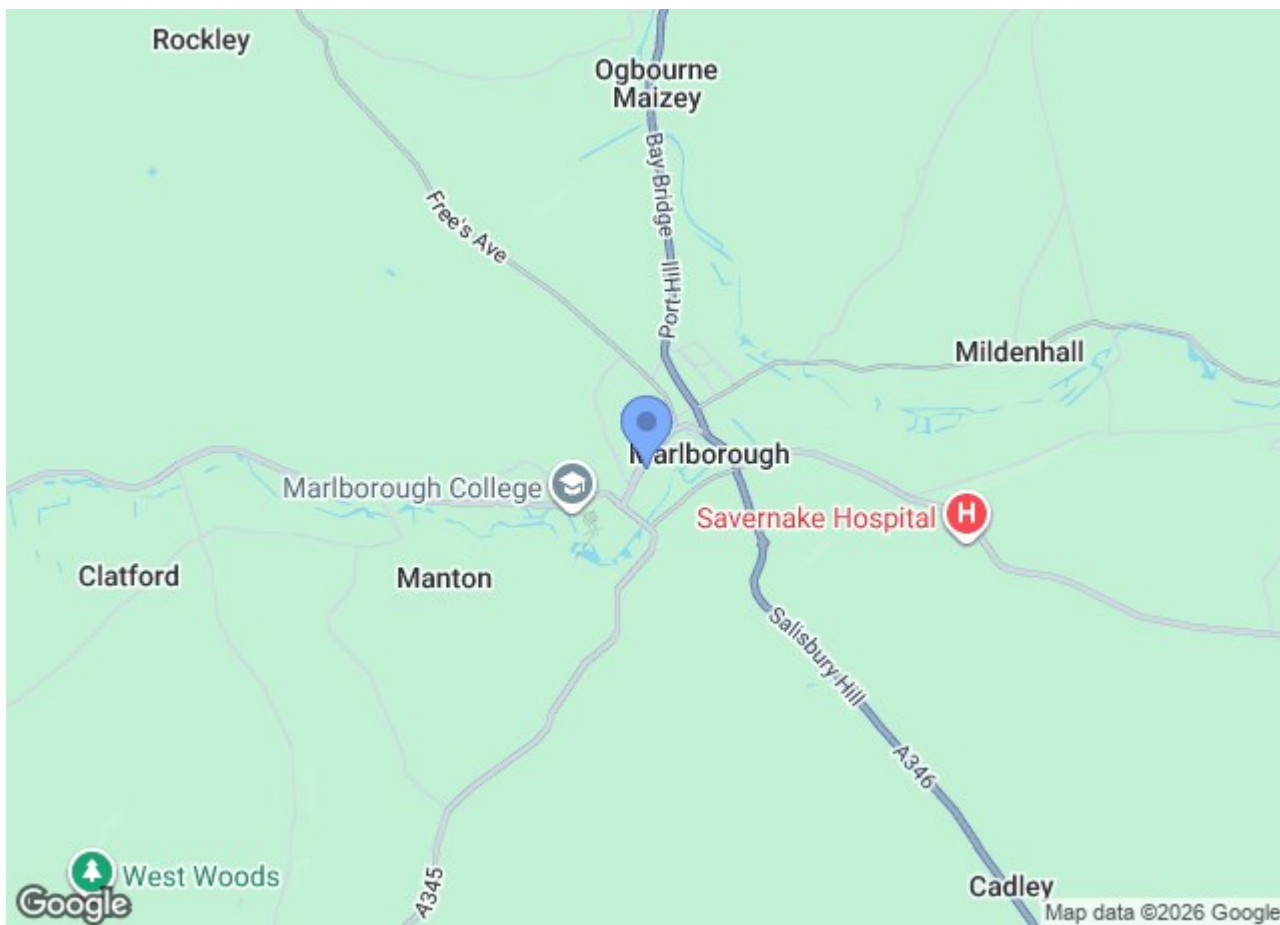
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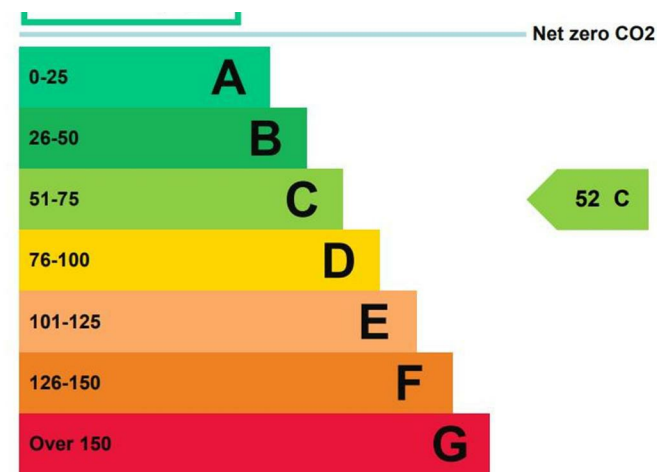


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EPC



Properties get a rating from A+ (best) to G (worst) and a score.

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