



FORMER RICK STEIN

LLOLAN HOUSE • 42A HIGH STREET • MARLBOROUGH
• WILTSHIRE • SN8 1HQ

LEASE AVAILABLE

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PROPERTY SUMMARY

- Former Rick Stein restaurant located in Marlborough market town centre
- Previously configured as a restaurant and bar seating 92 customers on two levels
- Approximate GIA 4,715 sq ft over four floors (including basement)
- Selected fixtures and fittings available subject to negotiation
- Lease available via assignment on existing terms
- Location benefits from a variety of independent boutique retailers and hospitality businesses nearby
- Close to Marlborough College independent day and boarding school

[Location Map](#)

[Street View](#)



LOCATION

Marlborough is located in the North Wessex Downs AONB approximately 35 miles east of Bath and 19 miles west of Newbury.

Marlborough is regarded as Wiltshire's most dynamic and cosmopolitan market town which is popular for shopping and offers a wide choice of places to eat and drink and ample overnight accommodation. The town is also well known for the prestigious Marlborough College independent school which is located close by. Marlborough has an estimated population of 8,395 (2011 Census).

EXTERNAL DESCRIPTION

This character property was originally built in the 18th Century and occupies a prominent mid-terrace position. The property is three floors above basement and of brick construction with rendered and painted elevations under a mansard slate roof. The property benefits from 3 to 4 space car parking and delivery access to the rear.

INTERNAL DESCRIPTION

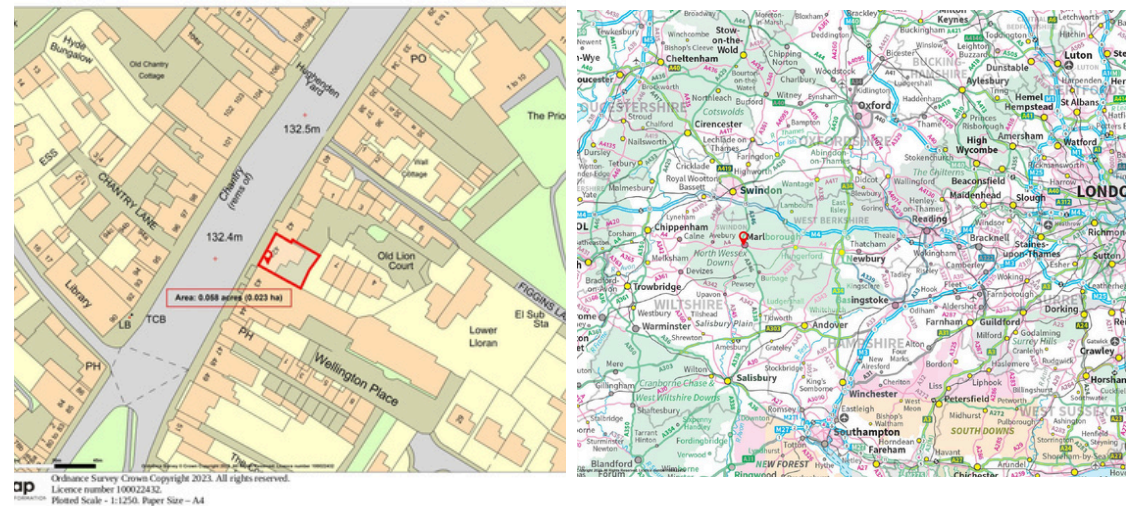
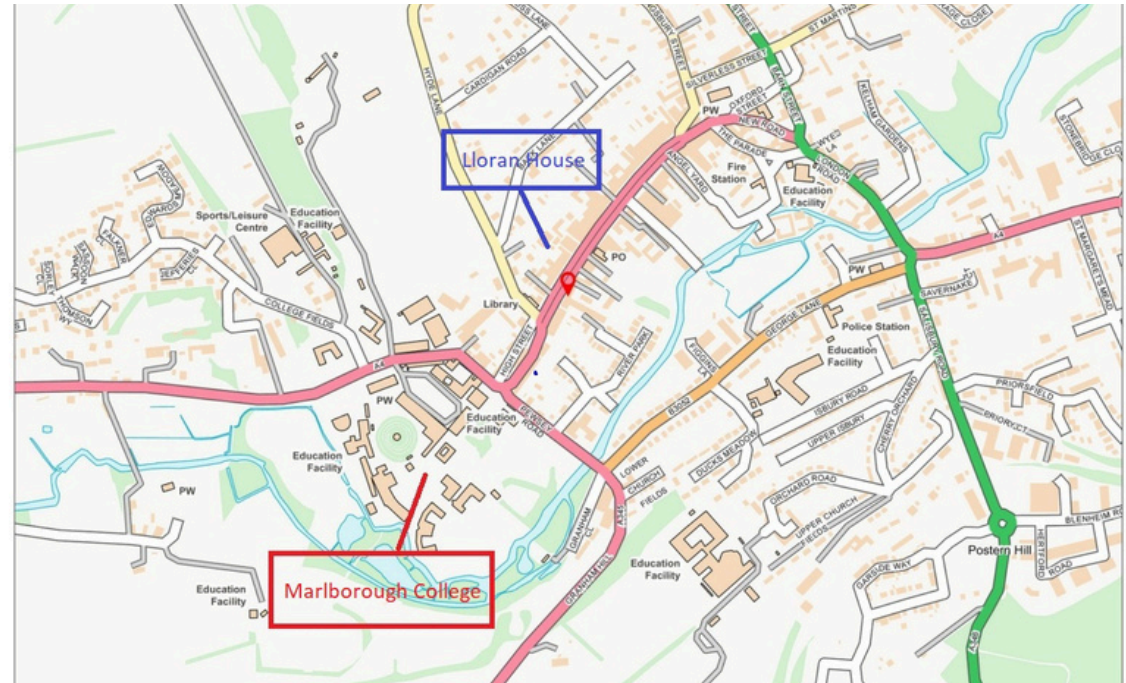
The following is a summary of the most recent configuration previously trading as Rick Stein.

Ground floor: Customers enter via a foyer passing through a dining room (16) and lobby on to the bar servery area (5) and main restaurant (23) . Ancillary space includes an accessible WC. A mechanical hoist is located to the rear of the servery which connects the basement and upper floor.

First floor: Accessible via an open stairwell, the first floor comprises three character dining rooms providing 48 seated covers in total. Ancillary space includes wine-storage and waiter station.

Second floor: Ancillary space includes ladies and gents WCs, staff changing rooms, cloakroom, storage and plant room.

Basement: Good sized trade kitchen, wash-up, preparation area, various storage spaces and walk-on-fridge room. Access to bin storage and delivery yard via rear door to street level.



FLOOR AREAS

The approximate Gross Internal Floor Areas are as follows:

Floor	Sq ft	Sq m
Basement	969	90
Ground	1,281	119
First	1,281	119
Second	1,184	110
Total	4,715	734

THE BUSINESS

The property previously traded as a Rick Stein restaurant having established the business in 2016 after a comprehensive refurbishment. The character building comprises various characterful customer areas rooms split over two floors. The business closed in October 2025. There will be no financial information provided or warranted.

TENURE

Leasehold.

The property is held on a 20 year lease from February 2016 with a reversionary lease from 2036 to 2038. The passing rent is £100,000 per annum exclusive of VAT. The rent is reviewed to open market at each fifth anniversary with the next in 2026. We understand the lease has Full Repairing and Insuring liability and benefits from renewal rights under the Landlord and Tenant Act 1954 (Part II). The owners are seeking an assignment of the lease, subject to landlord's consent. We do not expect there to be any staff transfer under Transfer of Undertakings (Protection of Employment).

ENERGY PERFORMANCE CERTIFICATION

The property has an EPC rating of C-54.



Please note images may not show the property in current configuration.



FIXTURES AND FITTINGS

The property can benefit from an inventory of fixtures and fittings which may be available subject to negotiation. All EPOS and various loose decorative items and furnishings have been removed.

PLANNING & CONSERVATION

We understand the property benefits from Commercial Use Class E (suitable uses may therefore include restaurant/bar and retail) under The Town and Country Planning (Use Classes) Order 1987 (as amended). The lease permits the same uses with the addition of office space on the second floor. We recommend interested parties satisfy themselves on permitted use against any proposed use. The property is Grade II listed and located in the North Wessex Downs Area of Outstanding Natural Beauty and the Marlborough Conservation Area.

PREMISES LICENCE

The property benefits from a Premises Licence which allows various activities including the sale of alcohol Monday to Saturday 10:00 - 00:00 and Sunday 10:00 - 23:30.

RATEABLE VALUE

The property is entered on the current 2023 Rating List at £71,500 Rateable Value. On 1 April 2026, the new rating list entry is set to be £90,000 but these are not the rates payable. Estimating liability for business rates using the appropriate multipliers alone may not lead to an accurate bill forecast. Currently the multipliers for this property are set at 55.5p and 43p from 1 April 2026. There are set to be 5 separate multipliers from 2026, and the ratepayer will also need to consider rates reliefs, adjustments, and policy changes according to the nature of the occupation in budgeting for rates bills. Please feel free to contact one of Savills' Rating experts or seek independent advice on all rating matters.

SERVICES

We understand that all mains services are connected.

VIEWING

The property is closed to trade. For further information and all viewing requests please sole agents, Savills. Please do not approach the wider business or staff directly.

CONTACT

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