



Franklyn's Bistro

46 Kingsbury Street, Marlborough, Wiltshire, SN8 1JE

Tenure: Leasehold

Price: £50,000

Ref: 96410

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- High footfall area of historic town centre
- Overlooking High Street in market town
- Bistro (22) and cellar bar (25)
- Food sales driven business
- Compact business with scope to improve further
- Lock-up unit

Location

Franklyns Bistro is situated on Kingsbury Street, where it benefits from views down Marlborough's high street. Marlborough is one of Wiltshire's most vibrant towns and lies on the old Bath Road between London and Bath. Marlborough's high street is one of the widest in the UK and is home to a twice-weekly market. Both sides of the high street have characterful period buildings which house an array of high quality retail shops, tea rooms and bars.

Historically wealthy, the town remains vibrant and progressive, with its own chic café culture and various independent businesses. One of Marlborough's many claims to fame is its mysterious Merlin's Mound which is located within the grounds of the renowned Marlborough College. The Mound is the reputed burial site of the Wizard Merlin. Marlborough College was founded in 1843 and is an independent boarding school whose alumni include the Princess of Wales.

According to the 2021 census, Marlborough has a population of 9,129. It is situated on the River Kennet, some 24 miles north of Salisbury and ten miles southeast of Swindon. Given its many attractions, Marlborough is a very popular tourist destination and welcomes plenty of visitors each year. Due to its proximity to the M4, it is also a popular residential area for commuters.



The Property

Franklyn's Bistro is a brick constructed lock-up unit with a basement beer cellar. The property is Grade II listed and lies within the town's Conservation Area. The property is briefly described as follows:

Trade Areas

Front entrance from Kingsbury Street into a characterful BISTRO presented with wooden floorboards, ceiling timbers and wall panelling. There is a polished wood topped BAR SERVERY with a wood panelled front and a back bar display. The bistro has contemporary furnishings to seat around 22.

To the rear of the bar servery is a quaint TRADE KITCHEN with nonslip flooring, some stainless steel worktops and a selection of catering appliances.

At a raised level to the rear are the LADIES' and GENTLEMEN'S TOILETS as well as a rear fire escape.

At a lower level are internal staircases to the front and rear of the property.

There is a CELLAR BAR and a small SNUG with wood effect flooring, wall panelling, a counter top SERVERY and contemporary furnishings to seat 25. A rear area provides additional storage space.

External

The small forecourt can seat three customers.





The Business

Franklyn's Bistro has been under our client's operation since October 2021; it opened in December of the same year. Having previously been a derelict unit used by an estate agency, our client has transformed the premises into an established dining and drinking venue in the centre of Marlborough.

Focussing mainly on French cuisine as well as other European dishes, the bistro attracts professionals of all ages as well as affluent retirees. Whilst the venue hosts private functions on occasion, the business is predominantly driven by its food sales.

For the year ended 31 March 2025, the annual net turnover was £158,470; for the year ended 31 March 2024, annual net turnover was £197,427. This is a compact business that benefits from low staff overheads. For our client, it has proven to be a profitable 'lifestyle' business.

To suit our client's lifestyle, the business is currently closed on Sunday, Monday and Tuesday. It is open Wednesday through to Saturday from 12.30 – 14.30 and 18.00 – 23.00.

We are of the opinion that Franklyn's Bistro would suit a hands-on, experienced caterer seeking a quality establishment in an affluent town centre. There is scope to improve the level of trade and profitability by extending the business's opening hours.





Tenure & Price

LEASEHOLD £50,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

Franklyns Bistro is held on a part repairing and insuring lease from a private individual for a term of five years, commencing October 2021. The lease is excluded from the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent is £17,000 per annum, paid monthly in advance and subject to rent reviews every third year at open market rent. The lessee pays a proportion of the building's insurance costs to the freeholder. An incoming party will be required to provide a rental deposit to the Landlord of £5,000 in advance plus personal guarantors. The lease is free of all trade ties.

We understand the freeholder would be prepared to create a new lease of up to ten years for a suitable candidate.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £11,750 from 1st April 2026.

Local Authority: Wiltshire Council.





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