



STIBBARD
PROPERTY



116 High Street, Marlborough, Wiltshire, SN8 1LZ

A recently refurbished mixed use commercial property in a prime position in the thriving High Street of Marlborough. The building comprises the following areas (in sq ft): 1,659 on the ground floor, 393 in the cellar, 1,288 on the first floor, 414 on the second floor and 553 on the third floor. Marlborough High Street benefits from significant footfall and high levels of passing traffic and is situated within easy reach of the M4 & A303 via the A346 and the A4338.

- 4,799 sq ft total area.
- Potential to let individual or a combination of floors.
- Mains gas, electricity, water & drainage.
- Rateable value of £6,800 (currently assessed as a club).
- FRI lease, suitable for a range of uses.
- Property to let: **£3,750 pcm exclusive**.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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