



STIBBARD  
PROPERTY



### 119a High Street, Marlborough, Wiltshire, SN8 1LZ

A prominent retail unit in a prime position in the thriving High Street of Marlborough.

The building comprises the following areas: 376 sq ft Zone A, 144 sq ft Zone B & a 44 sq ft of kitchen on the ground floor with 408 sq ft of cellar storage (access unknown).

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.

- 975 sq ft total area (472 ITZA).
- Visible position opposite Waitrose & Hilliers Yard.
- Mains, electricity, water & drainage.
- Rateable value of £27,500.
- Incentives available.
- FRI lease, suitable for a range of uses.
- Property to let: **£28,000 pa + VAT exclusive.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
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