



STIBBARD
PROPERTY



7 High Street, Pewsey, Marlborough, Wilts, SN9 5AF

An exciting investment & development opportunity in the centre of Pewsey. 7 High Street comprises in excess of 2,120 sq ft over three floors with planning permission to create one 2 bed flat and one 1 bed flat on the first and second floors respectively. There are four tenants currently in occupation paying a total of £19,320 per annum.

The village of Pewsey is situated south of Marlborough and is on the main Paddington railway line.

- Two retail units and a physiotherapist treatment room on the ground floor.
- A further therapist tenant on the first floor.
- Current planning use E and permitted residential development on the vacant upper floors.
- Mains water, drains and single phase electricity.
- **Property for sale: £470,000, VAT not applicable.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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