



14 & 16 River Street, Pewsey, Marlborough, SN9 5DH

An exciting investment opportunity in the centre of Pewsey. 14 & 16 River Street comprises two separate retail units coming to a total of 1,065 sq ft. They are currently occupied by two retail tenants with a passing rent of £11,000 per annum. The units are available on a 150 year long leasehold (no ground rent) basis either separately or as one unit. The village of Pewsey is situated south of Marlborough and is on the main Paddington railway line.

- Respective rateable values: £5,000 & £5,500.
- Freehold also available, subject to negotiation.
- Mains water, drains and single phase electricity.
- A short walk from Pewsey Railway Station.
- All units have a WC & kitchenette to the rear.
- Attractive NIY of 7.5%.
- Property for sale: £145,000, + VAT.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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