



STIBBARD
PROPERTY



46 Kingsbury Street, Marlborough, Wiltshire, SN8 1JE

A conveniently placed retail unit in a prominent position just off the thriving High Street of Marlborough with a large return frontage large display area. The building comprises a 518 sq ft retail/office area to the front with a kitchenette & WCs behind and a large cellar for storage.

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.

- 1,036 sq ft total area (421 ITZA).
- Visible from the High Street.
- Mains, electricity, water & drainage.
- Rateable value of £9,800 (the building therefore qualifies for 100% small business rates relief).
- FRI lease, suitable for a range of uses.
- Property to let: **£15,000 pa exclusive**.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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