



STIBBARD  
PROPERTY



### 120 High Street, Marlborough, Wiltshire, SN8 1LZ

A prominent mixed-use investment in prime position in the centre of Marlborough. The ground floor of the building is let to a charity shop on the ground floor paying £30,000 per annum on a stepped rent rising to £40,000 in 2025. There are two floors of offices above with separate rear access. 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.

- 2,383 sq ft over three floors.
- 871 sq ft retail unit translating to 475 sq ft ITZA.
- 1,512 sq ft of offices on the first and second floors.
- Pending planning permission to convert the upper parts into two flats.
- Front & rear access down a side alleyway.
- **Offers in excess of: £695,000 + VAT.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
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THESE PROPERTY PARTICULARS HAVE BEEN PRODUCED TO OFFER A GENERAL GUIDE TO THE PROPERTY. THE MEASUREMENTS ARE ACCURATE TO THREE INCHES. ANY PLANS ARE FOR IDENTIFICATION ONLY AND ARE NOT TO SCALE. SERVICES STATED ARE ASSUMED TO BE CONNECTED. STRUCTURAL AND LEGAL ADVICE SHOULD BE SOUGHT BEFORE COMMITTING TO ANY PURCHASE. STIBBARD PROPERTY LIMITED IS A PRIVATE LIMITED COMPANY REGISTERED IN ENGLAND AND WALES, COMPANY NO: 997648







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