



STIBBARD
PROPERTY



2-3 London Road, Marlborough, Wiltshire, SN8 1PH

A prominent and very presentable Grade II listed A3 retail unit in the market town of Marlborough which benefits from numerous period features. The ground floor has a dining area of 387 sq ft with a kitchen area behind of 132 sq ft. Above the restaurant there is a large 3 bed flat with a garden to the rear which contains a shed that provides dry storage. Marlborough is situated within easy reach of the M4 & A303 via the A346 and the A4338.

- 701 sq ft of commercial space on the ground floor.
- Services: Mains water, gas, electricity and drainage.
- Rateable value of £9,000. From April 2017 the property may qualify for 100% small business rate relief.
- To let as a whole: £23,000 pa Terms negotiable.
- Available with vacant possession.
- 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



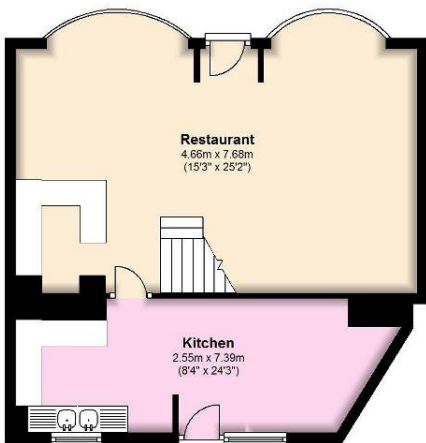


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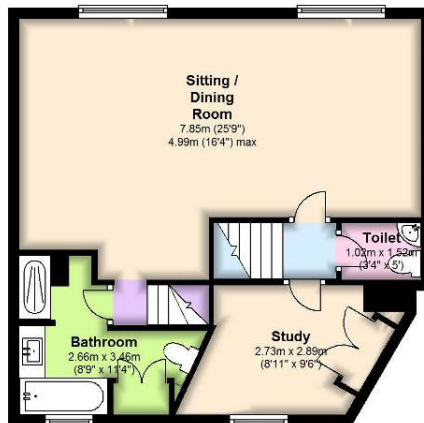
Ground Floor

Approx. 56.7 sq. metres (610.0 sq. feet)



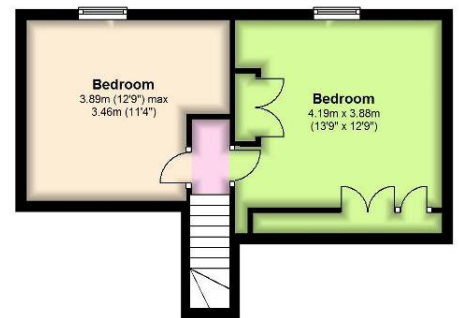
First Floor

Approx. 55.5 sq. metres (597.4 sq. feet)



Second Floor

Approx. 31.6 sq. metres (340.3 sq. feet)



Total area: approx. 143.8 sq. metres (1547.8 sq. feet)

This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions. Plan produced using PlanUp.

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