



STIBBARD  
PROPERTY



### 30 The Parade, Marlborough, Wiltshire, SN8 1NE

A conveniently placed grade II listed three storey mixed use unit near the centre of Marlborough. The ground floor benefits from retail use and has a total sales area of 410 sq ft with further WC, kitchen & storage facilities to the rear. Above this is a 2/3 bedroom flat.

Marlborough 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.

- Services: Mains water, 3 phase electricity and drainage.
- Rateable value: £10,500 (eligible for 100% small business rate relief).
- Rear access.
- Total area of c.1,400 sq ft.
- For sale: **£395,000 pa – No 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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