



STIBBARD
PROPERTY



6a The Square, Aldbourne, Marlborough, SN8 2DU

A prominent and well positioned A5 retail take away unit in the centre of Aldbourne.

The ground floor has a serving and kitchen area of 310 sq ft with a preparation and storage area behind of 158 sq ft. Some of the contents are available on demand, subject to negotiation.

Aldbourne is situated within easy reach of the M4 & A419 via the B4192.

- 480 sq ft of commercial space on the ground floor.
- Services: Mains water, gas, electricity and drainage.
- Rateable value of £3,300. The property is therefore eligible for small business rate relief.
- To let as a whole: £12,750 pa Terms negotiable.
- Available with vacant possession.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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