



16 High Street, Marlborough, Wiltshire, SN8 1AA

A prominent mixed-use investment in prime position in the centre of Marlborough. The ground & cellar floors of the building are let to a pair of travel agents, there is also a two bedroom flat above on the first and second floors. Together these units generate an annual income of £51,700. 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.

- 2,277.11 sq ft over four floors:
- Unit 16: 237.24 sq ft.
- Unit 16a: 957.17 sq ft.
- Flat above: 1,082.70 sq ft.
- Parking and a garage to the rear.
- Large quantities of cellar storage.
- **Offers in excess of: £645,000 + VAT.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232 or Paul Gregory on 01672 514380.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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