



STIBBARD
PROPERTY



4 The Parade, Marlborough, Wiltshire, SN8 1NE

A conveniently placed grade II listed four storey mixed use property near the centre of Marlborough. The ground floor benefits from restaurant use with two entrances and has a total area of 1,864 sq ft with further space in the cellar and a four bedroom flat on the two floors above.

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, electricity and drainage.
- Large property ripe for redevelopment.
- Restaurant & residential mixed-use property.
- Garden to the rear.
- Rateable value: £16,000.
- Total area of c.3,979 sq ft.
- For sale: **£495,000 pa – No VAT.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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