



STIBBARD
PROPERTY



45 Kingsbury Street, Marlborough, SN8 1JE

A prominent and spacious retail unit moments from Marlborough High Street. The unit benefits from retail areas on the ground and lower ground sales floors and comes to a total area of 984 sq ft. It also has rear access and a useful courtyard to the rear, currently used for selling garden items. Marlborough is situated within easy reach of the M4 motorway and direct rail services to London from nearby Swindon & Hungerford.

- 430 sq ft ITZA, 557 sq ft on the ground floor and 427 sq ft in the lower ground sales floor.
- Rateable value not currently individually assessed.
- Presentable double frontage.
- Sink & water on both floors.
- For sale: **£195,000 + VAT**.
- Services: Mains electricity, water & drainage.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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