



STIBBARD  
PROPERTY



### 124 High Street, Marlborough, Wiltshire, SN8 1LZ

A conveniently placed Grade II listed retail unit with a return frontage and a flat above in the middle of Marlborough High Street which benefits from numerous period features. The ground and first floors have a combined sales area of 588 sq ft with a basement area of 290 sq ft.

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.

- 1,487 sq ft total area over five floors.
- Services: Mains water, electricity and drainage.
- Rateable value: £15,750 (c.£7,700 rates payable).
- Council tax band A.
- Lease for assignment: £29,500pa, expiry on 23/06/2022.
- Available with vacant possession.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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