



**STIBBARD**  
PROPERTY



### **2 High Street, Marlborough, Wiltshire, SN8 1AA**

A conveniently placed Grade II listed retail unit in the centre of Marlborough which benefits from numerous period features. The ground floor has a sales area of 483 sq ft and there is also a basement storage area totalling 289 sq ft. Marlborough High Street benefits from significant footfall and high levels of passing traffic. Marlborough is situated within easy reach of the M4 & A303 via the A346 and the A4338.

- 823 sq ft total area over two floors.
- Services: Mains water, electricity and drainage.
- Rateable value: £10,500. Eligible for 100% small business rate relief.
- Service charge £375 per quarter.
- To let as a whole: £15,500pa.
- Available with vacant possession.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
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