



STIBBARD  
PROPERTY



### 7c High Street, Pewsey, Marlborough, Wilts, SN9 5AF

Conveniently placed first floor offices in the centre of Pewsey within very close proximity to the range of services offered by the village and an hour and five minutes from Paddington. The premises comprise approximately 800 sq ft over three rooms together with kitchen and WC facilities, a further 292 sq ft is also available subject to negotiation. The village of Pewsey is situated south of Marlborough and is on the main Paddington railway line.

- 800 sq ft total area.
- Current planning use D1, suitable for change of use to A1, A2, A3 or B1.
- Running water and single phase electricity.
- £7,100 rateable value (qualifies for small business rate relief).
- Property to let: **£800 per calendar month exclusive.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
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