



STIBBARD
PROPERTY



47a & 47b Kingsbury Street, Marlborough, SN8 1JE

A mixed use freehold investment comprising one A1 retail unit and one A3 restaurant unit in the heart of the thriving market town of Marlborough. The two units generate £14,277 & £27,000, a total rent of £41,277 per annum. An attractive Net Initial Yield of 7.55%.

Marlborough is situated within easy reach of the M4 motorway and direct rail services to London from nearby Swindon & Hungerford.

- Freehold with tenanted possession.
- Grade II Listed (empty business rate exempt).
- Upper floors sold off on a long leasehold.
- A ladies clothing shop & an Indian restaurant.
- For Sale: **£535,000**.
- Services: Mains electricity, water & drainage.
- Local authority: Wiltshire Council.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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