



STIBBARD  
PROPERTY



#### 47a Kingsbury Street, Marlborough, SN8 1JE

A long leasehold retail investment the heart of the thriving market town of Marlborough.

The unit generates £14,277 per annum which translates to an attractive Net Initial Yield of 7%.

Further details can be provided on request.

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

- 999 year leasehold investment with tenanted possession.
- Grade II Listed (empty business rate exempt).
- Incumbent tenant is a ladies clothing shop.
- For Sale: **£199,000**.
- Services: Mains electricity, water & drainage.
- Local authority: Wiltshire Council.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
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