



STIBBARD  
PROPERTY



### 25 High Street, Pewsey, Marlborough, Wilts, SN9 5AF

A well located Grade II listed ground floor office/retail unit 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 room comes to a total of 290 sq ft and comprises a front retail/office area and will have a WC & kitchenette to the rear.

The village of Pewsey is situated 7 miles south of Marlborough and is on the main Paddington railway line.

- WC & kitchen facilities subject to planning.
- Current planning use A1/A2, potentially suitable for change of use.
- Single phase electricity.
- Rateable value not currently assessed (but will qualify for small business rate relief).
- Property to let: **£600 per calendar month exclusive.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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