



STIBBARD
PROPERTY



6 Kingsbury Street, Marlborough, SN8 1HU

A conveniently placed Grade II listed retail unit near the centre of Marlborough with easy parking nearby on Silverless Street.

The shop benefits from a wide range of period features and consists of a 303 sq ft sales area, 160.46 storage & WC to the rear and further 270 sq ft storage in the cellar.

The thriving market town of Marlborough is situated within easy reach of the M4 & A303 via the A346 and the A4338.

- 733.69 sq ft total area.
- Services: mains gas electricity, water & drainage.
- Less than a minute walk to Marlborough High Street.
- Visible position on a busy thoroughfare.
- Rateable value of £7,400 (the property is therefore eligible for 100% small business rate relief).
- Rent: **£2,375 quarterly in advance.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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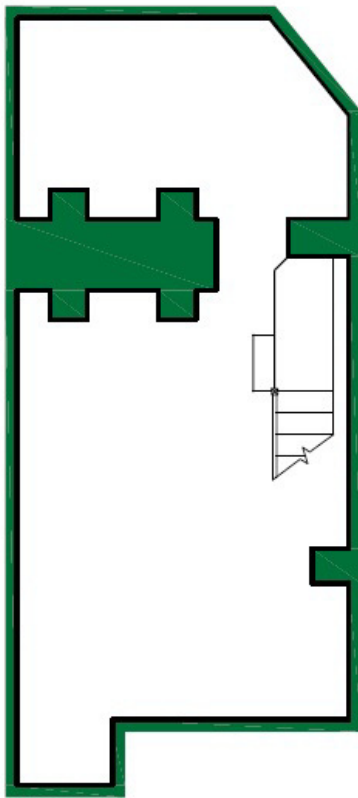
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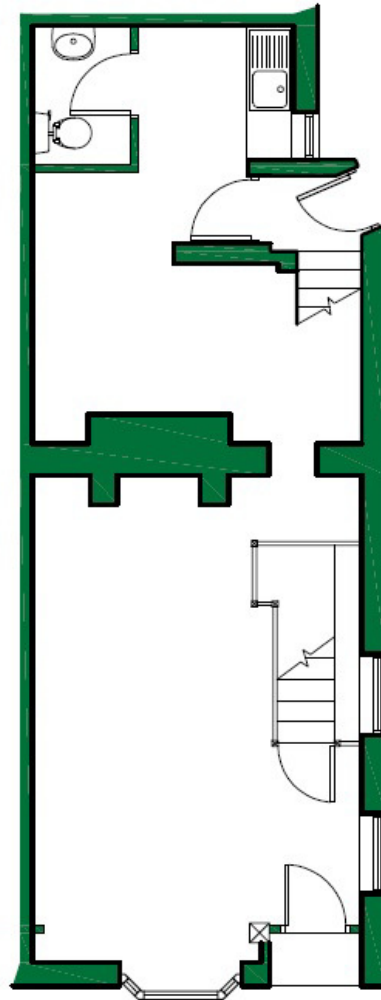


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BASEMENT PLAN
G.I.A 37.3SQ.M (401.4SQ.FT)



GROUND FLOOR PLAN
G.I.A 48.2SQ.M (518.8SQ.FT)

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