



STIBBARD
PROPERTY



4 Old Hughenden Yard, Marlborough, SN8 1LT

A conveniently placed retail unit in the centre of Marlborough just behind the High Street with plentiful parking nearby. Footfall leads through from the Hughenden Yard on one side and the High Street on the other. The shop comes to a total area of 158 sq ft on the ground floor and benefits from a sink at the rear of the unit. The thriving market town of Marlborough is situated within easy reach of the M4 & A303 via the A346 and the A4338.

- Services: mains electricity, water & drainage.
- Situated in a peaceful position amongst a cluster of other retailers.
- Assignment or sub-lease available.
- Rateable value of £4,550 (the property is therefore eligible for 100% small business rate relief).
- Rent: **£437.50 pcm exclusive.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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