



STIBBARD
PROPERTY



106 High Street, Marlborough, Wiltshire, SN8 1LT

A Grade II listed retail unit situated in a prime position on the north side of Marlborough High Street. The property totals 478 sq ft on the ground floor with a further 246 sq ft of ancillary space and storage in the cellar.

The unit currently benefits from A2 planning use which includes permitted change to A1.

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

- 370 sq ft in terms of Zone A.
- Services: Mains water, electricity and drainage.
- The rateable value is not currently assessed however it is expected to £22,500. (c.£11,000 payable pa).
- Neighbouring operators include Vodafone, Jack Wills, Crew, Boots, WH Smith & Pizza Express.
- **To let: £26,000pa exclusive.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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