



STIBBARD
PROPERTY



6 The Square, Aldbourne, Marlborough, SN8 2DU

A prominent and well positioned A5 retail take away unit in the centre of Aldbourne.

The ground floor has a serving and kitchen area of 310 sq ft with a preparation and storage area behind of 158 sq ft.

The contents may be available on demand, subject to negotiation.

Aldbourne is situated within easy reach of the M4 & A419 via the B4192.

- 480 sq ft of commercial space on the ground floor.
- Visible roadside location.
- Services: Mains water, gas, electricity and drainage.
- Rateable value of £3,300. The property is therefore eligible for small business rate relief.
- To let as a whole: £14,000 pa Terms negotiable.
- Tenant to pay landlord's legal costs.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
STIBBARDPROPERTY.CO.UK

THESE PROPERTY PARTICULARS HAVE BEEN PRODUCED TO OFFER A GENERAL GUIDE TO THE PROPERTY. THE MEASUREMENTS ARE ACCURATE TO THREE INCHES. ANY PLANS ARE FOR IDENTIFICATION ONLY AND ARE NOT TO SCALE. SERVICES STATED ARE ASSUMED TO BE CONNECTED. STRUCTURAL AND LEGAL ADVICE SHOULD BE SOUGHT BEFORE COMMITTING TO ANY PURCHASE. STIBBARD PROPERTY LIMITED IS A PRIVATE LIMITED COMPANY REGISTERED IN ENGLAND AND WALES, COMPANY NO: 997648

