



STIBBARD
PROPERTY



124 High Street, Marlborough, Wiltshire, SN8 1LZ

A conveniently placed five storey Grade II listed retail unit with a return frontage and a flat above in the middle of Marlborough High Street which benefits from numerous period features. The ground and first floors have a combined sales area of 588 sq ft with a basement area of 290 sq ft. Marlborough High Street benefits from significant footfall and high levels of passing traffic and is situated within easy reach of the M4 & A303 via the A346 and the A4338.

- Services: Mains water, electricity and drainage.
- Rateable value: £15,750 (c.£5,040 rates payable).
- Recently refurbished to a very high condition.
- Internal repairing lease for assignment: **£31,500pa** plus an ingoing premium of £10,000.
- Lease details available on request.
- Prominent position opposite Waitrose.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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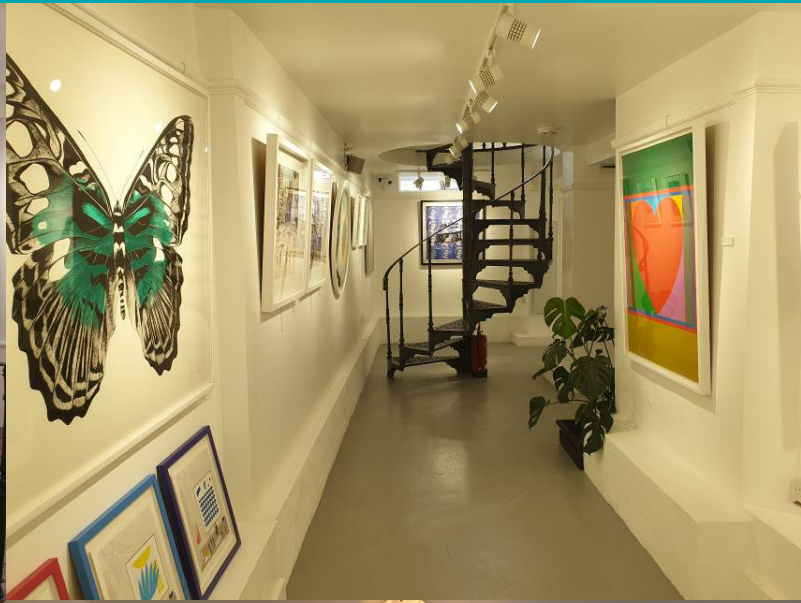
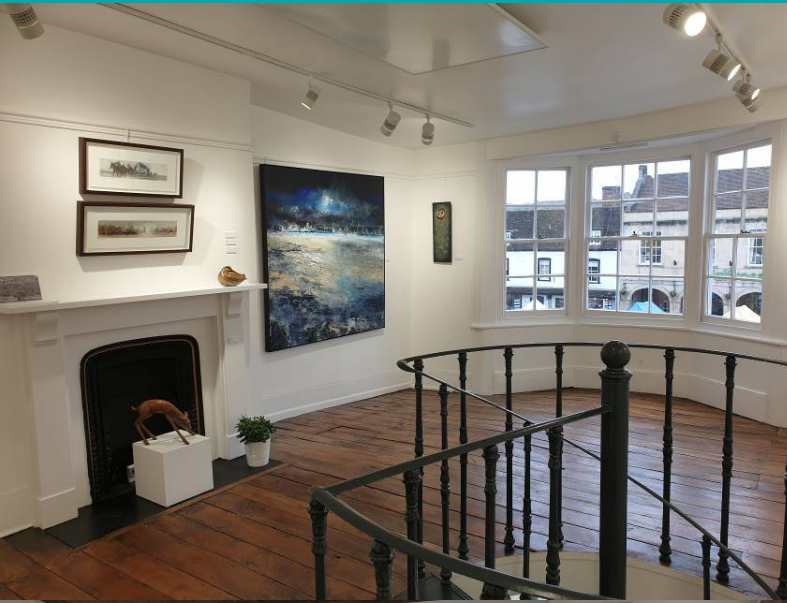
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