



STIBBARD  
PROPERTY



### **The Old Forge, Bath Road, Froxfield, SN8 3LD**

A highly prominent business unit in an accessible location fronting onto the A4 adjacent to a popular Oka retail unit. The Old Forge comes to a total of 790 sq ft on the ground floor including a saleroom/primary office of 632 sq ft and a small WC & ancillary area to the side.

Froxfield benefits from significant passing traffic along the A4 and is situated within easy reach of Marlborough and Hungerford along the A4.

- Services: Mains water, electricity and drainage.
- Rateable value not currently assessed (though likely to be eligible for 100% small business rate relief).
- Main room dimensions 6.3 x 9.2m
- Large gravelled outside (display) area.
- Parking to the front of the unit.
- To let: **£1,200 pcm exclusive.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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