



STIBBARD  
PROPERTY



### 30 The Parade, Marlborough, Wiltshire, SN8 1NE

A conveniently placed grade II listed three storey mixed use unit near the centre of Marlborough. The ground floor is currently let from June 25 on a 5 year lease for £20,000 pa and has a total sales area of 410 sq ft with further WC, kitchen & storage facilities to the rear. Above this is a 2/3 bedroom flat.

Marlborough 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, 3 phase electricity and drainage.
- Ground floor retail: let on 5 yr lease, £20,000 pa.
- Rateable value: £10,500 (eligible for 100% small business rate relief).
- Rear access.
- Total area of c.1,400 sq ft.
- For sale: **£345,000 pa – No VAT.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
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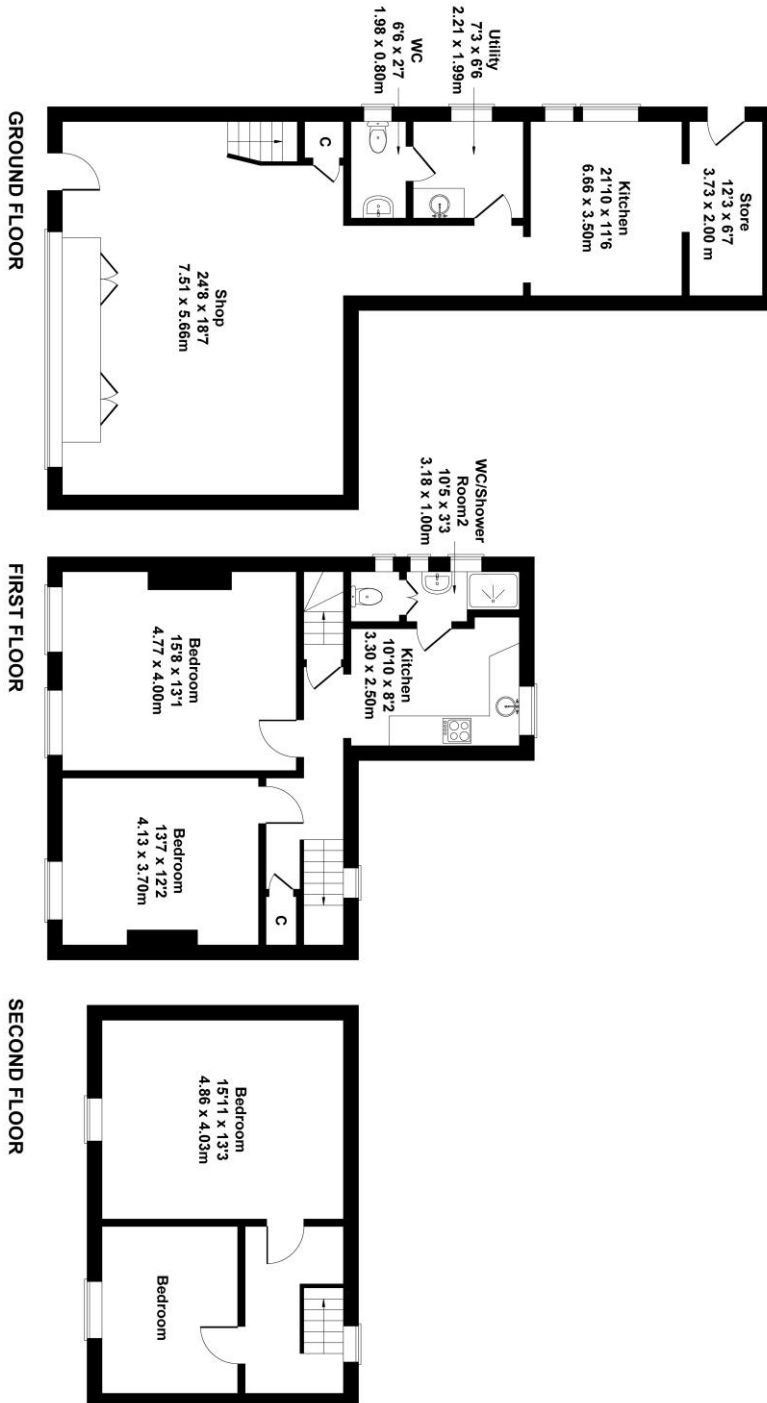
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**30 The Parade**  
Approximate Gross Internal Area  
1754 sq ft - 163 sq m

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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