



STIBBARD
PROPERTY



133 High Street, Marlborough, Wiltshire, SN8 1HN

A prominent double fronted Grade II* listed retail unit in prime position in the centre of Marlborough High Street. The ground floor has a total sales area of 507 sq ft with another 468 sq ft of storage to the rear as well as a small courtyard and WCs.

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: £33,250 (c.£1,350 pcm rates payable before any exemptions).
- Full repairing and insuring lease.
- Total area of 1,014 sq ft or 472 sq ft ITZA.
- To let: Offers in excess of **£2,500 pcm** exclusive.
- Nearby retailers include Waitrose, Seasalt, Mint Velvet, Superdrug, Specsavers, Jigsaw & Space NK.
- Viewing by appointment; contact Andrew Stibbard

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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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





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