



STIBBARD
PROPERTY



Unit 1a Hillier's Yard, Marlborough, Wiltshire, SN8 1BE

A well-positioned retail unit in the centre of Marlborough, moments from the High Street. The property comprises a ground floor retail area which comes to 490 sq ft which benefits from a pair of fitting rooms and storage upstairs. The building benefits from electric heating and security shutters over the door and windows. Marlborough is situated within easy reach of the M4 motorway and direct rail services to London from nearby Swindon & Hungerford.

- Total area of 785 sq ft ((505 sq ft ITZA).
- Available on an FRI lease.
- Rateable value of £25,500.
- The unit is opposite Waitrose car park and benefits from two parking spaces and strong footfall.
- Services: Mains water, electricity and drainage.
- **To let as a whole: £1,700 pcm no VAT.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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