



STIBBARD
PROPERTY



44 & 45 Kingsbury Street, Marlborough, SN8 1JE

A prominent and well positioned pair of retail units on two floors with rear access moments from Marlborough High Street. Unit 44a is available with vacant possession and Unit 44b is tenanted, lease details available upon request. The units benefit from front and rear access and both have WCs. Marlborough is situated within easy reach of the M4 motorway and direct rail services to London from nearby Swindon & Hungerford.

- 44a Kingsbury Street comprises: 538 sq ft & 44b is 533 sq ft. 45 Kingsbury Street and the flats in the upper parts sold off on long leases – further details available upon request.
- 44b rental income of £10,815 pa. 44a is currently vacant but would let for around £11,000 pa.
- For sale: **£275,000 + VAT.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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