



STIBBARD  
PROPERTY



#### 44a Kingsbury Street, Marlborough, SN8 1JE

A charming retail/healthcare unit situated moments from the High Street in the thriving market town of Marlborough. 44a Kingsbury Street comes to a total of 538 sq ft on the ground floor and benefits from a charming retail area to the front with two treatment rooms and a WC to the rear. Marlborough is situated within easy reach of the M4 motorway and direct rail services to London from nearby Swindon & Hungerford.

- Rateable value of £11,750, eligible for 100% small business rates relief.
- Free & 2 hour parking nearby on Silverless Street.
- On a busy road making the unit highly visible.
- Services: Mains electricity, water & drainage.
- To let: **£980 pcm + VAT.**
- Immediate vacant possession available.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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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