



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
STIBBARDPROPERTY.CO.UK





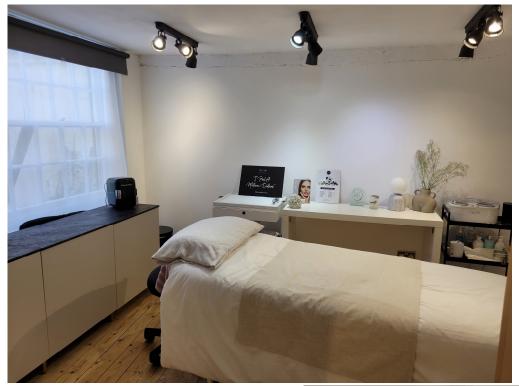




07915 668232 AGS@STIBBARDPROPERTY.CO.UK









07915 668232 AGS@STIBBARDPROPERTY.CO.UK
STIBBARDPROPERTY.CO.UK

