



STIBBARD
PROPERTY



139a High Street, Marlborough, Wiltshire, SN8 1HN

A conveniently placed Grade II listed retail unit on the top side of Marlborough High Street which benefits from prominent display windows with a return frontage. The ground floor has a total sales area of 582 sq ft with a separate office together with a store room & WC to the rear. 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: £19,000 (c.£475 pcm rates payable).
- FRI lease via service charge.
- Total area of 308.10 sq ft ITZA.
- Incentives available.
- To let: Offers in excess of **£19,750 pa** exclusive.
- Prime position between Coffi Lab & Superdrug.
- 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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