



STIBBARD
PROPERTY



119a High Street, Marlborough, Wiltshire, SN8 1LZ

A prominent retail unit in a prime position in the thriving High Street of Marlborough.

The building comprises the following areas: 376 sq ft Zone A, 144 sq ft Zone B & a 44 sq ft of kitchen on the ground floor with 408 sq ft of cellar storage.

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.

- 975 sq ft total area (472 ITZA).
- Visible position opposite Waitrose & Hilliers Yard.
- Mains, electricity, water & drainage.
- Rateable value of £40,000.
- Incentives available.
- FRI lease, suitable for a range of uses.
- Property to let: **£30,000 pa + VAT exclusive.**
- 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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