



STIBBARD  
PROPERTY



### 7A High Street, Pewsey, Wiltshire, SN9 5AF

A prominent Grade II listed ground floor office/retail corner unit in the centre of Pewsey within very close proximity to the range of services offered by the village and an hour and five minutes from Paddington.

The unit comes to a total of 457 sq ft and comprises a front retail/office area with further offices and a WC to the rear.

The village of Pewsey is situated 7 miles south of Marlborough and is on the main Paddington railway line.

- Current planning use class E.
- Separately metered mains electricity.
- Prominent position opposite the entrance to the Co-op and near other retailers in the village.
- The unit has a rateable value of £5,400 which will qualify for 100% small business rate relief.
- Property to let: **£695 per calendar month exclusive.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
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