



STIBBARD
PROPERTY



143 High Street, Marlborough, Wiltshire, SN8 1HN

A conveniently placed Grade II* listed retail unit on the top side of Marlborough High Street with large ground floor space and cellar. The ground floor has a total sales area of 996 sq ft with a separate office and store room. There are two WCs on the GF and extraction in the former kitchen. 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, drains & 3 phase electricity.
- Rateable value: £43,750 (which currently being challenged)
- Full repairing and insuring lease.
- Air Conditioning, heating and extraction.
- Total area of 1,541 sq ft (561 sq ft ITZA).
- To let: **£32,000 pa No VAT.**
- 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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