



STIBBARD
PROPERTY



2 Market Place, Pewsey, Marlborough, SN9 5AA

A desirable freehold investment opportunity in the centre of Pewsey. 2 Market Place comprises a ground floor retail unit coming to a total of 440 sq ft. The unit is currently occupied by an established retail tenant with a passing rent of £6,600 per annum. The flats above are on a long leasehold (peppercorn rent) lease's available on request.

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

- Rateable value: £7,600.
- Freehold property.
- Mains water, drains and single phase electricity.
- Rental income of £6,600 pa.
- Total area of 440 sq ft.
- Attractive NIY of 9.5%.
- **Property for sale: £80,000 + 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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