



STIBBARD
PROPERTY



112 High Street, Marlborough, Wiltshire, SN8 1HN

A conveniently placed Grade II listed five storey retail unit on the top side of Marlborough High Street which benefits from prominent display windows including trading on the first and basement floors. The ground floor has a total sales area of 687 sq ft with a further 1,112 sq ft on the subsequent floors. 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: £38,750.
- 534.71 sq ft ITZA.
- FRI lease via service charge.
- Total area of 1,799 sq ft.
- To let: Offers in excess of **£34,500** exclusive.
- Prime position between Coffi Lab & Superdrug.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

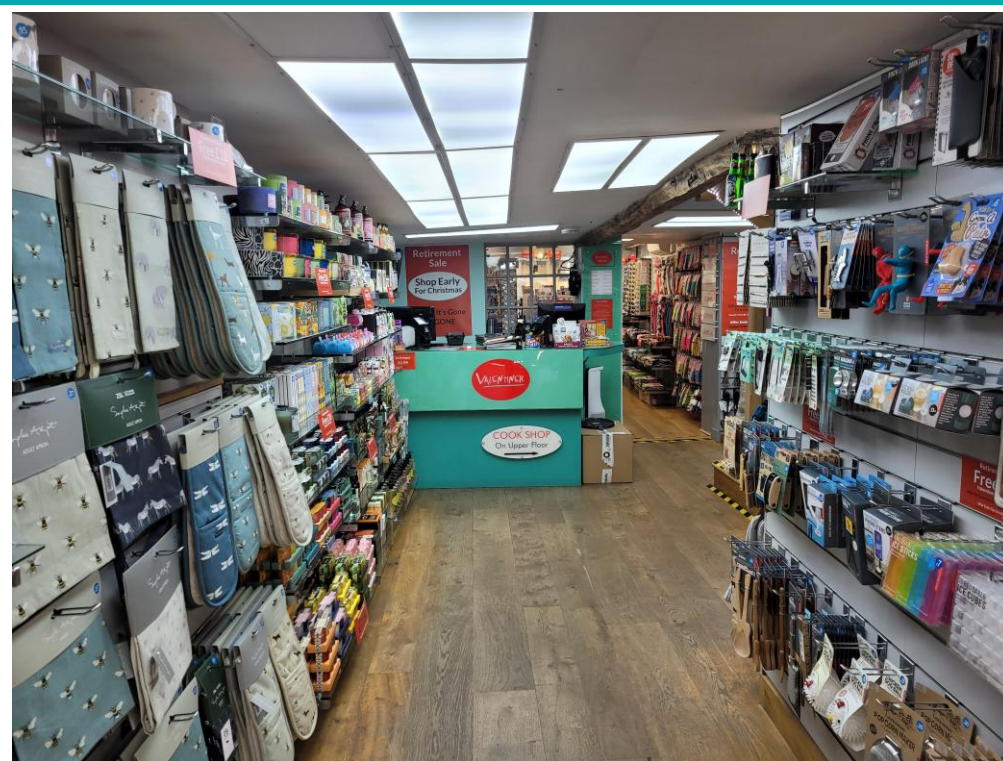
07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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