



STIBBARD
PROPERTY



2 High Street, Marlborough, Wiltshire, SN8 1AA

A conveniently placed Grade II listed retail unit in the centre of Marlborough which benefits from numerous period features. The ground floor has a sales area of 483 sq ft and there is also a basement storage area totalling 289 sq ft with a WC to the rear. Lease assignment expiring 1st July 2028 with option to renew lease if required.

Marlborough is situated within easy reach of the M4 & A303 via the A346 and the A4338.

- 823 sq ft total area over two floors.
- Services: Mains water, electricity and drainage.
- Prominent high street position.
- Business rates payable £175 pcm.
- Service charge £188 pcm.
- To let as a whole: £16,500pa.
- Lease Assignment.
- 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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