



STIBBARD  
PROPERTY



### 139 High Street, Marlborough, Wiltshire, SN8 1HN

A rare opportunity to acquire a Grade II listed, mixed use freehold investment located on the top side of Marlborough High Street. 139 High Street has a total of seven tenanted units, two of which are GF retail units on fixed commercial leases. The building has its own private access from the high street for the residential flats. Marlborough High Street benefits from significant footfall and high levels of passing traffic and is situated within easy reach of the M4 & A303.

- Mixed-use freehold investment.
- Five residential units, all currently let.
- Two GF commercial units, both currently let.
- Services: Mains water, electricity and drainage.
- Grade II listed.
- Total area of 4,643 sq ft.
- For Sale: Guide **£950,000**.
- Prime position between Coffi Lab & Superdrug.
- Viewing by appointment.

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## High Street, Marlborough, SN8

Flat 139A = 715 sq ft / 66.4 sq m  
 Limited Use Area (s) = 81 sq ft / 7.5 sq m  
 Flat 139B = 461 sq ft / 42.8 sq m  
 Flat 1 = 1084 sq ft / 100.7 sq m  
 Flat 2 = 530 sq ft / 49.2 sq m  
 Flat 3 = 524 sq ft / 48.6 sq m  
 Flat 4 = 585 sq ft / 54.3 sq m  
 Flat 5 = 663 sq ft / 61.5 sq m  
 Total = 4643 sq ft / 431 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncbecom 2026. Produced for Rutherfords Property Limited. REF: 1430231

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