



STIBBARD
PROPERTY



6 Kingsbury Street, Marlborough, SN8 1HU

A conveniently placed Grade II listed retail unit near the centre of Marlborough with easy parking nearby on Silverless Street.

The shop benefits from a wide range of period features and consists of a 488 sq ft GF, 788 sq ft across the 1st and 2nd and further cellar storage space.

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

- Total approximate size 1,500 sq ft
- Services: mains gas, electricity & drainage
- Less than a minute walk to Marlborough High Street
- RV of £8,900 (eligible for 100% small business rates relief)
- **To Let: £2,000 pcm**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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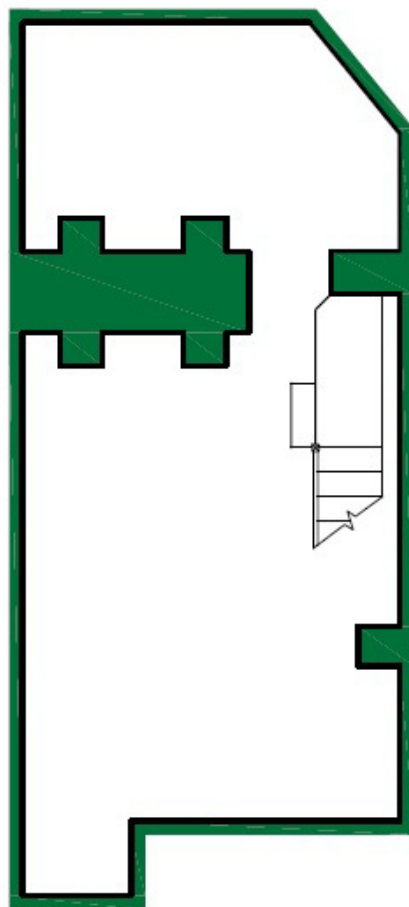
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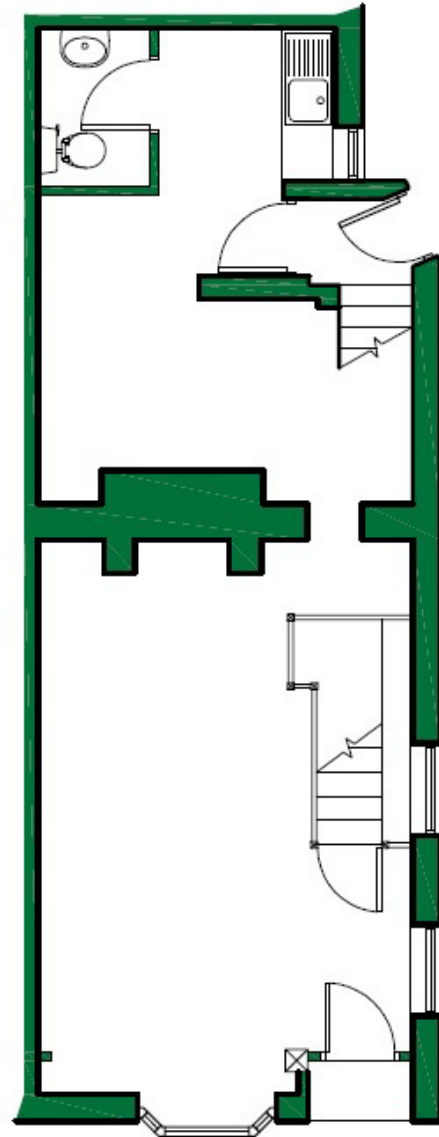




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BASEMENT PLAN
G.I.A 37.3SQ.M (401.4SQ.FT)



GROUND FLOOR PLAN
G.I.A 48.2SQ.M (518.8SQ.FT)

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