



STIBBARD
PROPERTY



45 Kingsbury Street, Marlborough, SN8 1JE

A prominent and spacious retail unit on two floors with a private courtyard to the rear moments from Marlborough High Street. The unit benefits from retail areas on the ground and lower ground sales floors and comes to a total area of 984 sq ft.

Marlborough is situated within easy reach of the M4 motorway and direct rail services to London from nearby Swindon & Hungerford.

- 430 sq ft ITZA, 557 sq ft on the ground floor and 427 sq ft in the lower ground sales floor.
- Rateable value not currently individually assessed.
- Presentable double frontage.
- Services: Mains electricity, water & drainage.
- To let: **£1,495 pcm + VAT.**
- Vacant possession available from September 2024.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
STIBBARDPROPERTY.CO.UK

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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Front room



Front room

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Rear room



Rear room

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Lower Sale Floor rear room



Lower Sale Floor front room

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looking into

Lower Sale Floor rear room
front room



Courtyard to the rear

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View through shop to rear

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