



## 16 The High Street Marlborough

Asking price of £645,000



# 16 The High Street

## Marlborough

- Commercial and Residential use
- Rare Opportunity
- High Street Location

McFarlane Property are proud to offer this rare opportunity to purchase a freehold comprising two separate businesses on the ground floor with a residential two bedroom apartment above. The building is in a prime position on the High Street of Marlborough. The ground & cellar floors of this listed building are let to a pair of travel agents. The combined units generate an annual income of £40,000. A self contained first and second floor apartment is currently let at £15,600 per annum. 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.

- 2,277.11 sq ft over four floors:
- Unit 16: 237.24 sq ft.
- Unit 16a: 957.17 sq ft.
- Flat above: 1,082.70 sq ft.
- Parking and a double garage to the rear.
- Large cellar storage.
- Offers in excess of: £645,000.





# Residential

Above is a spacious three bedroom period duplex apartment on Marlborough High Street, full of character and original features.

Living room with original exposed wooden flooring, spacious kitchen/diner, three double bedrooms over looking the High Street, family bathroom, gas central heating.

The two staircases also have original, exposed oak flooring and the from off road parking. The apartment has recently been decorated throughout with new carpeting to the bedrooms and replacement flooring to the bathroom

## Marlborough

Marlborough is an historic and thriving market town providing an extensive range of quality independent and well known retailers, public houses, restaurants and cafes along with plenty of amenities including the famed Marlborough College, a sports centre and an excellent state secondary school, St. Johns. The town is sited along the M4 corridor close to J15. Intercity (Paddington) rail connections can be found at Swindon, Hungerford, Great Bedwyn and Pewsey offering access to London and the west country. The countryside surrounding Marlborough is within the North Wessex Downs Area of Outstanding Natural Beauty and includes the historic world heritage site of nearby Avebury and Savernake forest.





We   
where you  
**LIVE**



Our team are friendly, experienced and are all local. They know it better than they do their own living rooms and can help you find what you're looking for because **we love where we live.**

We would be delighted to show you around this property.

**Because every home needs a personal touch.**

**If you would like to view this property then please get in touch.**

☎ 01672 514380

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**Old Town.**  
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**Swindon.**  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements