



# The Potters Yard,

22 High Street, Malmesbury,  
Wiltshire  
SN16 9AU

Price Guide: £9,000 pa

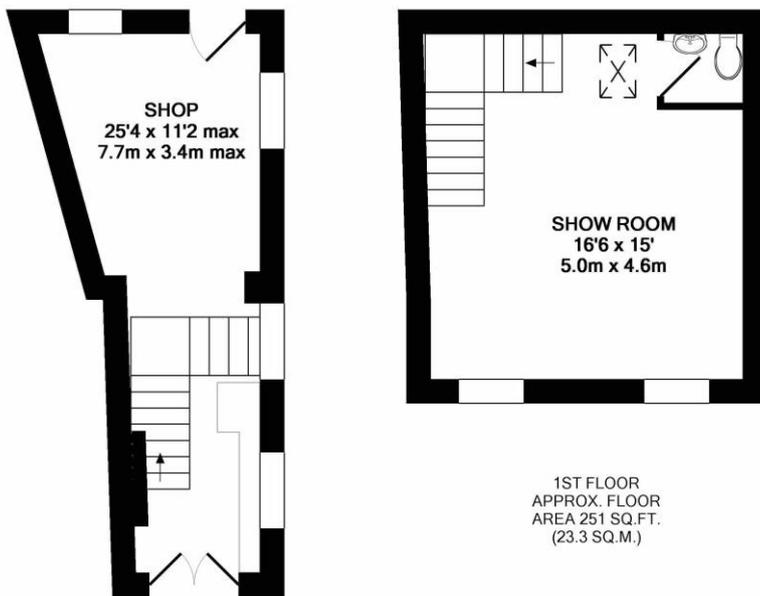
Superb Retail Unit/Offices situated in prominent position in the heart of Malmesbury. Currently undergoing refurbishment and available shortly on a long term basis. Approx 450 sq.ft - £9,000 pa plus service charge.

## DESCRIPTION

This prominent Retail/Office unit is located in the heart of Malmesbury at The Potters Yard in Cross Hayes. Fronting the public car park, the unit has a good 'shop front' with a ground floor retail area plus further retail/office space on the first floor. The building is currently being refurbished in readiness for a new tenancy and will be available shortly on a long term basis.

## SITUATION

Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants including a new Waitrose store and a regular weekly Farmer's market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).



GROUND FLOOR  
APPROX. FLOOR  
AREA 198 SQ.FT.  
(18.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 251 SQ.FT.  
(23.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 449 SQ.FT. (41.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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