



Stibbard Property Ltd
Marridge Hill Office
Marridge Hill
Ramsbury
Marlborough
Wiltshire
SN8 2HG

16th January 2026

Dear Mr Bartholomew,

Re: 1 High Street, Ramsbury – Commercial Letting Viability

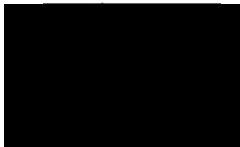
Many thanks for your your instructions with regard to the above property. Having undertaken an inspection it is clear that the condition of the building is poor, not only decoratively but also the state of the electrics and the sagging floor.

Should you wish to market the space I would recommend that the decoration, electrics and sagging floor would need to be remedied and I understand that the cost of doing so would be likely to be around [REDACTED]

The current state of the retail market, especially in village high streets, is poor and as such rents are weak. As a result, if you were to undertake the above repairs to the unit I would consider it extremely unlikely that you would be able to achieve a reasonable commercial return on your investment.

I hope the above has been of some assistance, do let me know if you have any questions and I look forward to your thoughts.

Yours sincerely,



Andrew Stibbard MRICS
RICS Registered Valuer
Director, Stibbard Property



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