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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Café Unit



Higginson Park, Marlow SL7 2AE
690 sq ft (64.12 sq m) NIA

Price on application

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Location



Marlow boasts an enviable list of well-known brands including the Ivy, Jack Wills, Zizzi, India Jane, Space NK, the White Company, Charles Tyrwhitt, Toni & Guy and The White Stuff. Marlow is also very well known for its long-term association with celebrity chef Tom Kerridge.

The property is located in Higginson Park at the bottom of the High Street and next to Marlow Bridge. Higginson Park is the main recreation area for the town and benefits from a large play area, which is incredibly popular with families.

Description

The property comprises a café unit with kitchen/preparation area, indoor seating for approximately 20 covers and outdoor seating for approximately 30 covers. Public WCs are provided next door.



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	690	64.12
Total Area	690	64.12

EPC

Awaiting EPC.

VAT

VAT is payable in respect of this property.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

Terms

A new lease on terms to be agreed.

Price on application.

Business Rates

Rateable Value: £25,500

Rates Payable: 2017/18: £12,214

We understand the above rates to be payable. Interested parties should make their own enquiries directly with Wycombe District Council Business Rates Department on 01494 461000.

Contact

Strictly by appointment with the Sole Marketing Agents.

For more information or to arrange a viewing, please contact:

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or

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