

RETAIL UNIT TO LET

63 High Street, Marlow, Buckinghamshire, SL7 1AB



- Town Centre Shop
- 756 sq ft (70 sq m)
- Attractive Bay Window and Awning

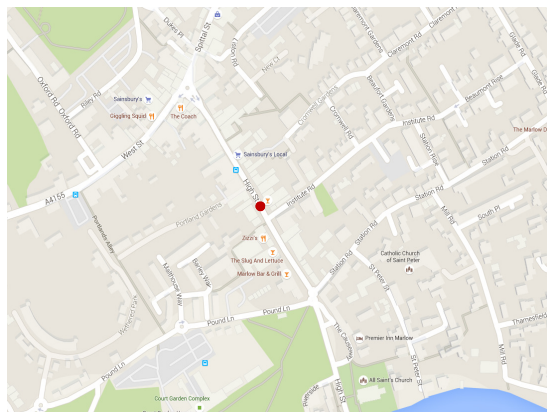


CoStar



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Location



The subject property is situated in a prominent location on Marlow High Street, adjacent to the pedestrian crossing. There are numerous independent and national restaurants and retailers near to the subject property.

Description

The property comprises a retail area on the ground floor and two rooms on the first floor. The ground floor benefits from a large bay shop window under an awning. On the first floor there is also a WC and kitchenette.

EPC

EPC not required.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	298	28
First Floor	458	42
Total	756	70

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.

Quoting rent: £32,500 per annum exclusive.

Business Rates

Rateable Value: £24,500

Rates Payable 2015/16: £12,078

We understand the above rates to be payable, however interested parties should make their own enquiries directly with Wycombe District Council Business Rates Department on 01494 46100.

Contact

Strictly by appointment with the Sole Marketing Agents.

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

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