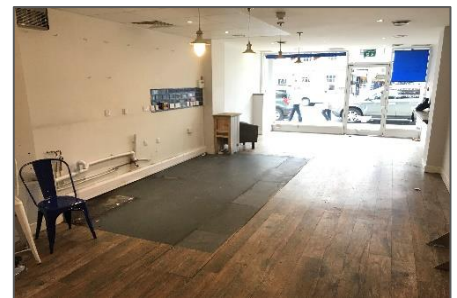


# TOWN CENTRE RETAIL UNIT TO LET



**758 sq.ft. (70.41 sq.m.) approx N.I.A.**

91 High Street

**Marlow**

SL7 1AB

SUITABLE FOR A VARIETY OF USES (S.T.P.)

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

The property is situated on the High Street within this affluent Thameside town. There are numerous national and independent retailers in close proximity to the unit which include Mint Velvet, Jack Wills and Zizzi to mention a few. Higginson Park and the River Thames are a short walk from the property.

## Description

The accommodation is situated at ground floor level benefitting from open plan configuration with full width and height glazed frontage, goods loading to the rear, store room, staff toilet and customer and Equality Act compliant toilet.

## Accommodation

	Sq. Ft.	M <sup>2</sup>
<b>TOTAL</b>	<b>758</b>	<b>70.41</b>

*Approx net internal area (NIA)*

## Terms

Rental £55,000.00

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

## Business rates

The billing authority is Wycombe District Council

Rateable value: £42,250.00

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

VAT will be applicable.

## Amenities

- A3 Planning Consent
- Full width and height glazed frontage
- Suitable for a Variety Of Uses S.T.P
- 2 Car Parking Spaces

## Energy Performance Rating

D - 87



## Viewing and further information



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