

PRIME RETAIL UNIT TO LET



2,967sq.ft. approx N.I.A.

10 High Street

Marlow

Bucks

SL7 1AR

Located in a central / prime location, with 3 car parking spaces to rear

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Marlow is an attractive, affluent market town located on the River Thames in the heart of Buckinghamshire, between High Wycombe and Maidenhead.

The town is strategically located with good access to both the M40 and M4 via the A404.

Description

The building is a substantial period, terraced, Grade II listed property providing accommodation over ground, first and second floors in a prime central location.

Nearby operators include WH Smith, India Jane, Santander, Costa Coffee, White Stuff, Starbucks, The Ivy and The Coach to name but a few.

Car parking and loading is to the rear of the property.

Accommodation

	Sq. Ft.	M2
Ground Floor	1,756	163.1
First Floor	510	47.4
Second Floor	701	65.1
TOTAL	2,967	275.6

Approx net internal area (NIA)

Terms

Rent: POA

The rent is exclusive of business rates, service charge (if split), insurance, utilities. The rent will NOT be subject to VAT.

The premises are available on a new FRI lease direct from the landlord.

Business Rates

The billing authority is Buckinghamshire Council

Rateable value: £101,773

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 is not applicable to this property.

Energy Performance Rating

TBC

Viewing and further information

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