

RETAIL UNIT TO LET



775sq.ft. (72sq.m) approx N.I.A.

30 West Street

Marlow

Bucks

SL7 2NB

TOWN CENTRE LOCATION

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

A period, terraced, property that provides accommodation over ground and first floors refurbished to a high standard, to include new decoration, wiring and an entirely newly laid roof.

Nearby operators include Giggling Squid, The Cedar, Costa Coffee, White Stuff, Starbucks, The Ivy, The Shed and The Coach to name but a few.

An ideal opportunity for a bespoke personal shopping experience, high end retail / watch sales, offices or food and beverage use.

Accommodation

	Sq. Ft.	M2
Ground Floor	484	45
First Floor	291	27
TOTAL	775	72

Approx net internal area (NIA)



Terms

Rent: £35,000 per annum exclusive

The rent is exclusive of business rates, service charge, insurance, utilities and VAT.

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

Business Rates

The billing authority is Buckinghamshire Council

Rateable value: £ TO BE ASSESSED

We suggest, 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

Energy Performance Rating

C-74



Viewing and further information

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