

# RETAIL UNIT WITH UPPERS FOR SALE



**964sq.ft. (89.6sq.m) approx G.I.A.**

35 West Street

**Marlow**

Bucks

SL7 2LS

**CENTRAL LOCATION, RESIDENTIAL POTENTIAL SUBJECT TO  
PLANNING PERMISSION / POSSIBLE PD RIGHTS**

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



## Location & Description

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.

A period, terraced, property that provides accommodation over basement, ground and first floor levels. There is a small outbuilding to the rear of the garden area also.

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 an owner occupier to operate their business from within or there is potential for residential conversion of the uppers in isolation or potentially the whole, subject to planning permission.

## Accommodation

	Sq. Ft.	M2
Basement	151	14
Ground Floor	442	41.1
First Floor	353	32.8
Outbuilding	18	1.7
<b>TOTAL</b>	<b>964</b>	<b>89.6</b>

*Approx Gross internal area (G.I.A.). The floor area provided is on a G.I.A. basis to reflect the potential for internal alterations. The removal and relocation of the stairs providing access to the first floor for example would offer a more open plan ground floor retail area, should it be required – subject to appropriate planning permissions having been obtained etc*

## Price

Offers are sought in the region of £500,000

The premises are not elected to pay VAT

## Business Rates

The billing authority is Buckinghamshire Council

Rateable value: £7,600

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 sale

## Energy Performance Rating

D-80



## Viewing and further information

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Approximate Gross Internal Area  
 Basement = 14.0 sq m / 151 sq ft  
 Ground Floor = 41.1 sq m / 442 sq ft  
 First Floor = 32.8 sq m / 353 sq ft  
 Shed = 1.7 sq m / 18 sq ft  
 Total = 89.6 sq m / 964 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.