



Location

Marlow is a highly attractive and picturesque market town in South Buckinghamshire on the River Thames, 33 miles from Central London, 5 miles from Maidenhead and 4 miles from High Wycombe.

This ground floor retail unit is located in a prominent and busy position on Spittal Street, in close proximity to the prime High Street. It is a small, open plan lock-up shop with a generous frontage that could be ideal for boutique or independent retailers.

Nearby occupiers include Marlow Bookshop and Marks & Spencer.

Accommodation

| | | |
|--------------|------------------|-------------------|
| Ground Floor | 798 sq ft | 74.16 sq m |
| Total | 798 sq ft | 74.16 sq m |

Rent

£40,000 pax

Rates

| | |
|----------------|-----------------|
| Rateable Value | £34,750 |
| UBR | 0.499 (2020/21) |

Interested parties are advised to make their own enquiries with the Local Authority to confirm exact liabilities and any transitional relief.

Lease Term

Available by way of a new Lease for a term to be agreed.

Costs

Each party is to be responsible for their own costs incurred in this transaction.

Energy Performance Certificate

EPC certificate available upon request.

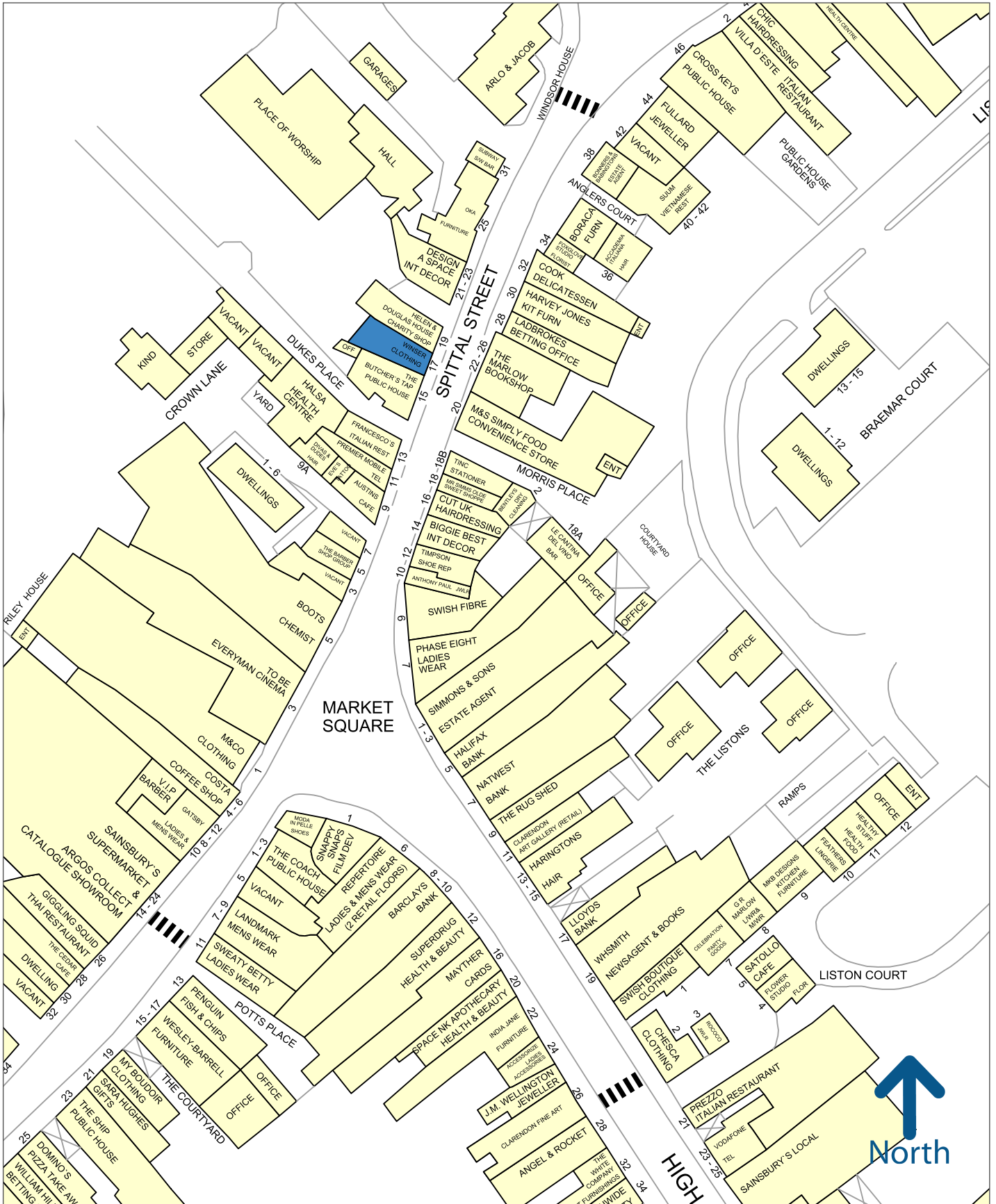
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50 metres

Experian Goad Plan Created: 13/01/2021
Created By: Kitchen LaFrenais Morgan



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