To Let - Retail/Residential

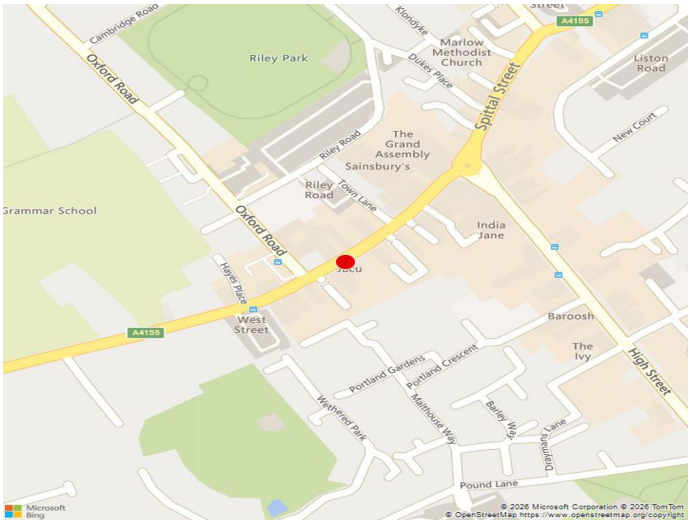


37 West Street, Marlow, Buckinghamshire SL7 2LS

1,759 sq ft (163.41 sq m)

£45,000 per annum

Location



The property is located on the south side of West Street, close to the junction with Oxford Road.
The property is surrounded by retailers and restaurants including Sweaty Betty, The Coach, The Wool Room, Cote Brasserie, and Giggling Squid.

Description

37 West Street is a Grade II listed building with a ground floor retail unit (595 sq ft) plus residential accommodation on first and second floors in central Marlow. In addition the property enjoys a large rear garden. The unit also has a separate entrance off West Street allowing access to the upper parts. There is potential to make the front retail area of approximately 277 sq ft a self-contained unit.
* Planning granted in September 2019 (now lapsed) for additional retail space at the rear * (19/06812/FUL).



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	595	55.28
First Floor	639	59.36
Second Floor	294	27.31
Basement	231	21.46
Total Area	**1,759**	**163.41**

EPC

EPC rating D.

VAT

The property is not elected for VAT.

Legal Costs

Each party to bear its own legal expenses incurred in this transaction.

Terms

Available on a new 5 year lease with a 3 year break clause.

Business Rates

Rateable Value : £24,000
Rates Payable : £9,168
Interested parties should make their own enquiries directly with Buckinghamshire Council.

Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office
Tel: 01491 571111
Email: commercial@simmonsandsons.com

Code for Leasing Business Premises
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: RICS

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