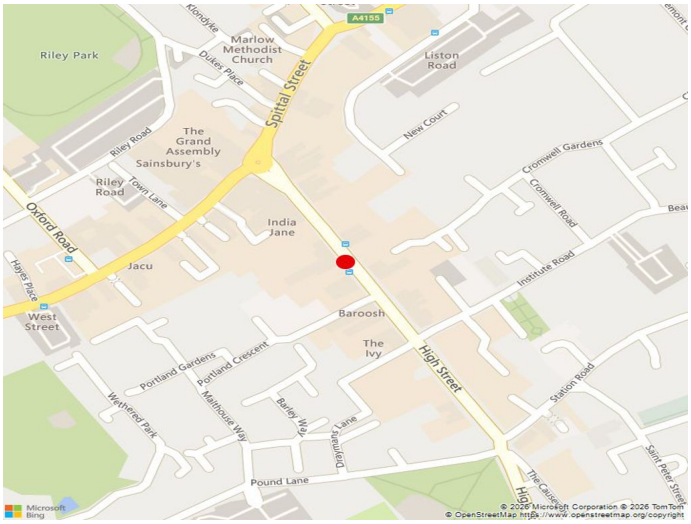
To Let - Retail

42a, High Street, Marlow, Buckinghamshire SL7 1AW

271 sq ft (25.18 sq m)

£35,000 per annum

Location



Marlow is a vibrant market town on the River Thames. Within its historic streets are an abundance of independent shops a selection of national chains and a thriving range of restaurants bistros cafes and pubs.

Description

42a High Street Marlow is a small ground floor prime retail lock up shop, which is currently trading as a ladies boutique/fashion shop. The unit has two rear changing rooms, small kitchenette and a lovely rear courtyard garden.

Nearby retailers include Moda in Pelle, R M Williams, Pizza Express, Charles Tyrwhitt and Sainsbury Local.

Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	271	25.18
Courtyard Garden	-->	
Total Area	**271**	**25.18**

EPC

The EPC rating for this property is pending.

VAT

VAT is applicable.

Legal Costs

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

Terms

Available on a new lease on a term to be agreed.

Business Rates

Rateable Value : £21,000
Rates Payable : £8,022
Interested parties should make their own enquiries directly with South Bucks District 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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