Duncan Bailey Kennedy
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Commercial Property Consultants
Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

POTENTIALLY SMALL

BUSINESS RATES

RELIEF

Preliminary Particulars

TO LET

Excellent High Street Location

FIRST FLOOR
39 HIGH STREET
MARLOW
BUCKS, SL7 1AU











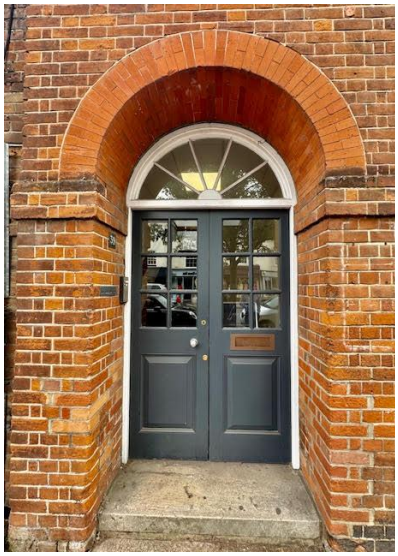


From 280 - 1,192 sq.ft. (26.08 – 110.73 sq.m) Approx. Net Internal Area

RENT FROM £9.95 PER SQ.FT.

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION
The property is situated in a prominent location on the high street within Marlow town centre. Marlow is a popular picturesque town situated on the river Thames with the benefit of many excellent retail, hotel, restaurant and leisure facilities along with other amenities.



DESCRIPTION
The property comprises of first floor space separated into several Rooms. The accommodation can be taken as a whole or separate Suites. The space benefits from shared kitchen and WC facilities and enjoys good natural light. The space would be suitable for a variety of uses.

ACCOMMODATION (Approximate Net Internal Area)

Suite 1 - 280 sq.ft. (26.08 sq.m)
Suite 2 - 358 sq.ft. (33.3 sq.m)
Suite 3 - 554 sq.ft. (51.54 sq.m)

Total - 1,192 sq.ft. (110.73 sq.m) approximate Net Internal Area

TERMS
The property is available by way of a new internal repairing and insuring lease on terms to be agreed by negotiation.

RENT
Suite 1 - £7,000 per annum
Suite 2 - £8,500 per annum
Suite 3 - £5,515 per annum

The above rents are exclusive, plus VAT (if applicable).

LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in the transaction.

RATEABLE VALUE
The Valuation Office indicates a Rateable Value as of 1st April 2023 of £15,250. Rate in the £ for 2024/25 is 49.9 pence.

ENERGY PERFORMANCE RATING
To be confirmed.

VIEWING - Strictly by appointment with the Sole Agents:-

Duncan Bailey Kennedy
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Ref: JKH/0525