Duncan Bailey Kennedy
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Commercial Property Consultants
Offices at High Wycombe and Marlow
For details of all available properties visit our website

PROPERTY PARTICULARS

Preliminary Particulars

TO LET

Must Be Viewed To Be Appreciated

Prime First Floor Office
Within An Affluent High Street Location

6-8 HIGH STREET
MARLOW, BUCKS SL7 1AW









1,060 sq.ft. (98.53 sq.m) Approximate Net Internal Area

SUITABLE FOR A VARIETY OF USES
INCLUDING RETAIL, MEDICAL, LEGAL, FINANCIAL, OFFICE

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 at the top of 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 a first floor space in an open plan layout. It has the benefit of LED lighting, an alarm, meeting room, Cat 5 cabling, air conditioning, trunking, blinds, carpeted floor, along with kitchen and both male and female WC's which are shared with the shop below. The space would be suitable for a variety of uses, including retail, medical, legal, financial, and office.

ACCOMMODATION (Approximate Net Internal Area)

Total approximate Net Internal Area - 1,060 sq.ft. (98.53 sq.m)

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

RENT
£27,950 per annum.

The above rent is exclusive of all other outgoings including Business Rates and building insurance (plus VAT if applicable).

VAT
VAT is applicable on this transaction.

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

RATEABLE VALUE
Rates will be payable via the landlord, the rates payable for the space is estimated to be £4,000 per annum, subject to annual increases in line with CPI or RPI.

ENERGY PERFORMANCE RATING
C – 71.

VIEWING - Strictly by appointment with the Sole Agents:-

Duncan Bailey Kennedy
FAO : Adrian Dolan / Jim Sheldon / Liam Ash
Tel: 01494 450951
Email: adriand@dbk.co.uk or jims@dbk.co.uk or liama@dbk.co.uk

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