

TO LET

640 Sq.Ft. (59.46 Sq.M.)



10 Liston Court, Marlow, Buckinghamshire, SL7 1ER

TOWN CENTRE RETAIL UNIT

- Double-Aspect Shop Frontage
- Excellent Natural Light
- Arranged Over Ground & First Floors
- Established Retail & Leisure Destination
- Adjacent to Public Pay and Display Car Park
- Current Tenant Relocating to New Premises



Marlow
01628 771221

10 LISTON COURT, MARLOW, BUCKINGHAMSHIRE, SL7 1ER

Location

The unit is situated within the popular Liston Court development, a well-established retail parade in the heart of Marlow Town Centre. The property can be accessed directly from both Marlow High Street and Liston Road, which benefits from a public pay and display car park.

Nearby occupiers include a strong mix of national and independent retailers, cafés, restaurants and service providers, making this a highly desirable trading location within one of Buckinghamshire's most affluent market towns.

Description

This property is available as the current tenant is relocating to new premises.

10 Liston Court offers a rare opportunity to occupy a retail unit in the heart of Marlow Town Centre.

Arranged over two floors, the accommodation comprises ground floor retail space with an attractive double-aspect frontage, together with first floor storage and ancillary accommodation. The property benefits from modern WC facilities, and LED lighting throughout.

The unit is suitable for a variety of retail, medical, beauty, and service-based uses, subject to the necessary consents.

Accommodation

	Sq.Ft.	Sq.M.
TOTAL	640	59.46

Rent

£23,250 Per Annum Exclusive

The above rent is exclusive of business rates, service charge, insurance and utilities, and may be subject to VAT.

Terms

Available by way of a new effective full repairing and insuring lease direct from the landlord, to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954, part II amended.

Legal Costs

Each party to bear their own professional and legal costs incurred throughout the legal process.

VAT

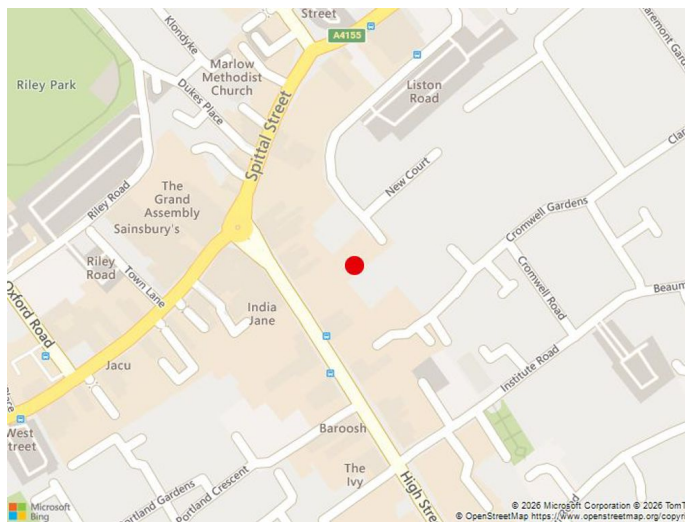
The Property IS elected to pay VAT

Energy Performance Rating

E-110

Viewing Arrangements:

Please contact sole agents for further information.



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