



deriaz campsie

commercial property consultants | chartered surveyors

TO LET

LOCK UP RETAIL UNIT



**49A, West Street, Marlow,
Buckinghamshire, SL7 2LS.**

www.deriazcampsie.com

T: 01628 495 500

Windsor Office | Regency House, 4 Clarence Road, Windsor, SL4 5AD
Marlow Office | The Courtyard, 60 Station Road, Marlow, SL7 1NX

Property

49A West Street, Marlow, Buckinghamshire SL7 2LS

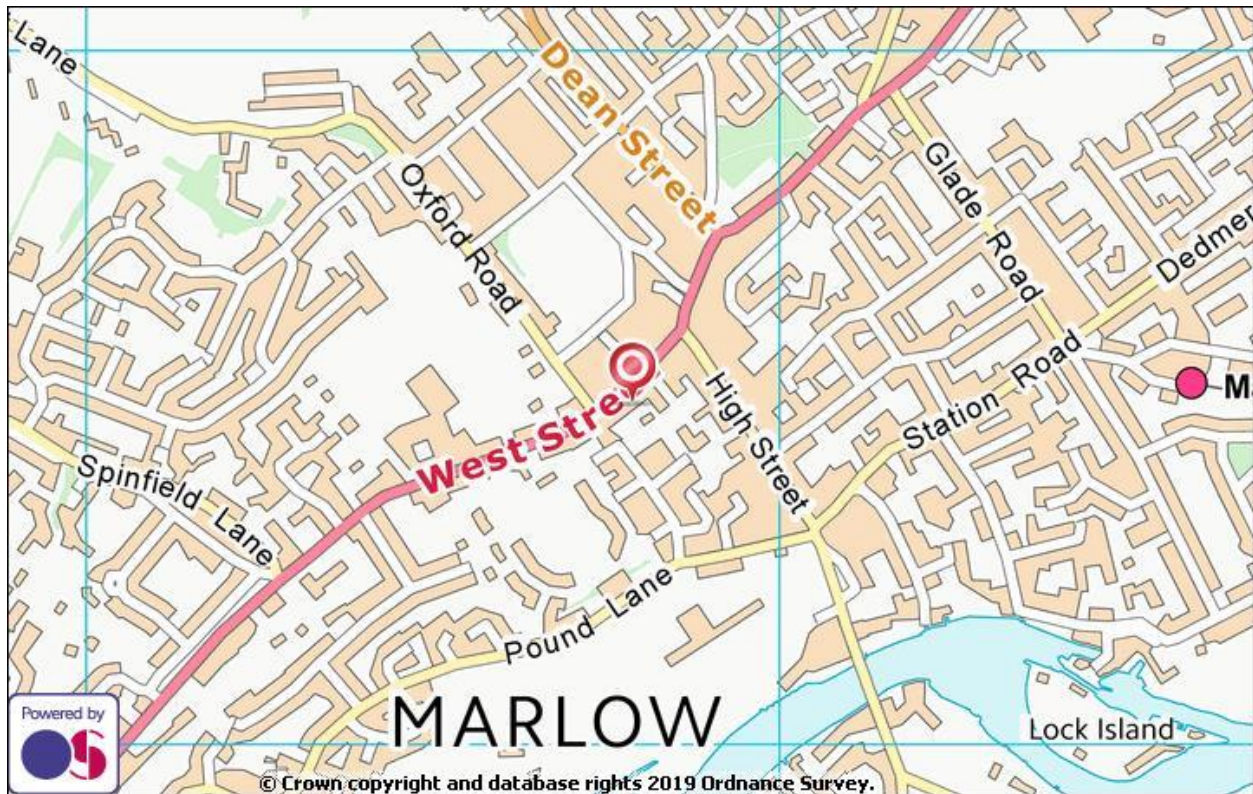
- **Location** Situated on West Street a busy and thriving part of Marlow town centre close to all the amenities. The premises front the busy route to Henley.
- **Description** The retail unit comprises a large open plan sales area to the ground floor with frontage on to West Street. There a WC to the rear and timber storage unit in the rear yard
- **Accommodation**

Ground Floor Sales - 725 sq. ft. (67.30 sq m)
ITZA - 313 sq. ft. (20.09 sq m)
- **Terms** Upon application
- **Rates** We are verbally advised that the rateable value 2019/20 is £20,500.00. Please make your own enquiries with Wycombe DC.
- **Legal Costs** Each party to bear its own legal fees in this transaction.
- **VAT** Unless otherwise stated all rents and prices referred to or quoted in connection with this property do not include VAT which may be chargeable.
- **EPC** E108
- **Viewing** Strictly by prior appointment via the Sole Agents Deriaz Campsie
Mark Potter
T: 01628 495500
E: mark.potter@deriazcampsie.com

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Code of Practice

You should be aware that the Code of Practice for 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 – www.commercialleasecode.co.uk

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