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FOR SALE

RETAIL/RESTAURANT DEVELOPMENT OPPORTUNITY WITH SHORT TERM INCOME



- PRIME HIGH STREET INVESTMENT WITH DEVELOPMENT POTENTIAL
 - GRADE 2 LISTED CHARACTER BUILDING
 - OPPORTUNITY FOR RENTAL GROWTH
 - POTENTIAL FOR CHANGE OF USE STP
- **65 High Street, Marlow, Bucks
SL7 1AB**

www.deriazcampsie.com

T: 01628 495500



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Property

65 High Street, Marlow, Bucks, SL7 1AB

Location

The property is situated in Marlow High Street in a highly visible location. There is immediate access to all shops, banks, restaurants and other amenities. Marlow is an attractive popular Thameside town with easy access via the Marlow Bypass (A404 M) to the M40 motorway (Junction 4) and M4 motorway (Junction 8/9).

Description

The building has a prominent frontage and impressive entrance,. The building is arranged over basement, ground and first floor levels forming part of this beautiful Georgian property. The accommodation is a mixture of both cellular and open plan space with WC's. The building is provided in good order with has the benefit of carpeting, part air-conditioning, excellent natural light with velux and skylights, category II lighting, perimeter trunking and electric storage heating

Accommodation & Lease Terms

Demise	Area sq. ft	Tenant	Lease	Termination	Rent p.a.x
Suite 1- Gnd flr right	773	PI Partnership	From 14.07.2103 Outside L & T	14.07.19	£12,966.61
Suite 2 -Gnd flr left front	390	Pike Smith Kemp	From 14.12.2012 outside L & T. Lease extension 07.12.17-06.6.17	07.06.18	£24,000.00
Suite 3 - Gnd flr rear	598				
Basement	250				
Suite 4 – Mezz & Gnd Rear	1,405	Richard Weaver	From 30.07.17 Mutual break 31.01.20 outside L&T	31.07.22	£21,000.00
Suite 5 – First flr	980	Brand Pilot	From 05.12.14 outside L & T	07.12.19	£14,000.00
Total	4,396 sq. ft				£71,966.61

Planning

Current local planning policies for Marlow encourage uses which support the vitality of the town centre. There is also a no in principle objection to change of use from office to shop or restaurant within Marlow town centre.

We have available on request a feasibility report from Walsingham Planning Consultants

Investment Summary

There is significant opportunity to add value through a change of use & refurbishment with the benefit of short term income of £70,966.61.

ERV

Estimated rental value for retail or restaurant use is in the order of £175,000 per annum exclusive.

Price

Price upon Application.

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.

Viewing

Strictly by prior appointment with Sole Agents Deriaz Campsie

Contact - Mark Potter

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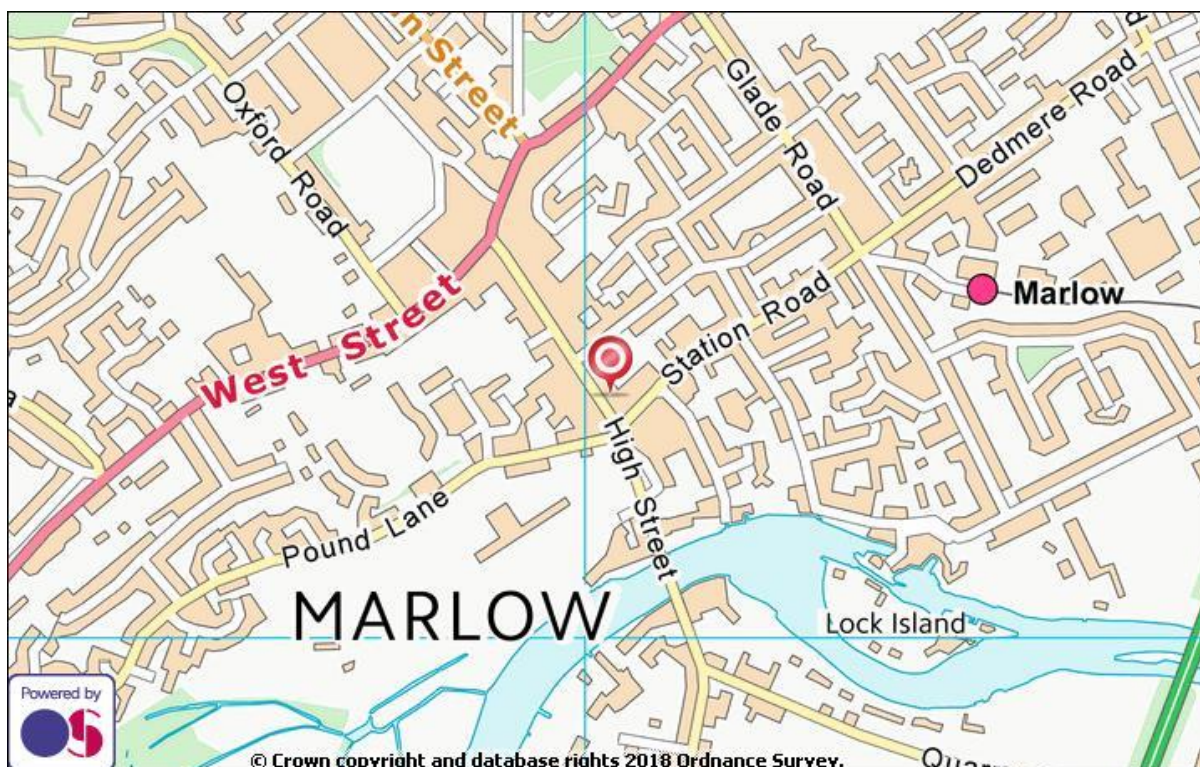


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Code of Practice

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.commercialleasecodeew.co.uk

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