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To Let - Retail



9 Spittal Street, Marlow SL7 3HJ

496 sq ft (46.08 sq m)

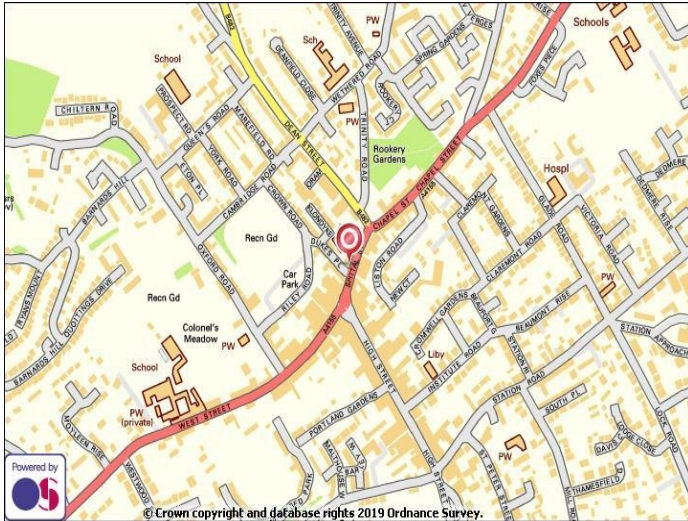
£24,000 per annum

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Location



Marlow is a vibrant market town on the River Thames. Within its historic streets are an abundance of independent shops a selection of national chains and a thriving range of restaurants bistros cafes and pubs.

Description

9 Spittal Street is situated in a prominent position close to the corner of Spittal Street and the High Street. The property has been used as a sandwich shop (Class A1) with ancillary cafe and hot food takeaway sales.



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	496	46.08
Total Area	496	46.08

EPC

The EPC rating for this property is D92.

VAT

VAT is not applicable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Terms

A new FRI lease for a term by arrangement.

Business Rates

Rateable Value : £28,500

Rates Payable : £13,708.50

Interested parties should make their own enquiries directly with Wycombe District Council.

Contact

Strictly by appointment with the Sole Marketing Agents:

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