



deriaz campsie

commercial property consultants | chartered surveyors

TO LET

**TOWN CENTRE LOCK UP
RETAIL UNIT**



**7 Liston Court, High Street, Marlow,
Buckinghamshire, SL7 1ER**

Rent: £24,000 current passing rent

www.deriazcampsie.com

T: 01628 495 500

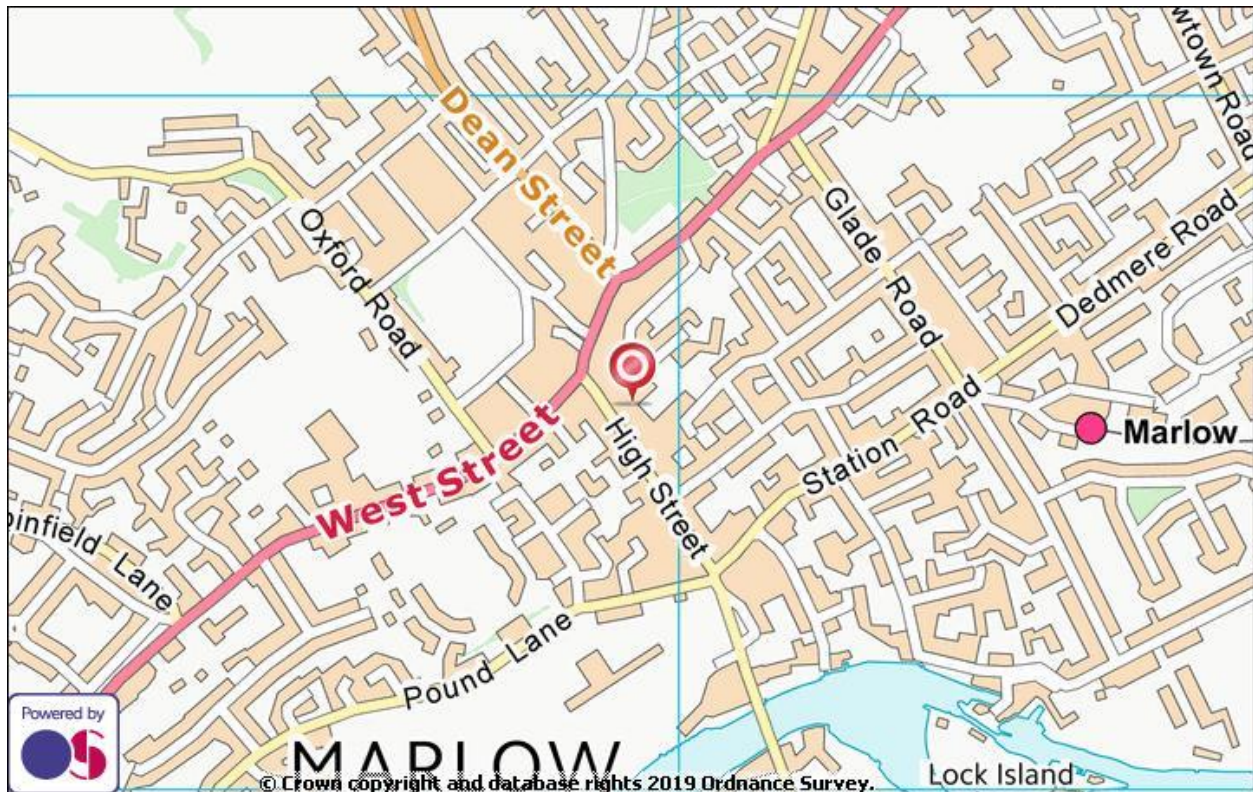
**Windsor Office | Regency House, 4 Clarence Road, Windsor, SL4 5AD
Marlow Office | The Courtyard, 60 Station Road, Marlow, SL7 1NX**

Property **7 Liston Court, High Street, Marlow, Bucks SL7 1ER**

• Location	The unit is situated in the busy Liston Court, off the High Street. Nearby retailers include WH Smiths, Sainsbury's Local, Charles Tyrwhitt, White Company and Mountain Equipment
• Description	The accommodation comprises a lock up retail unit with ground floor sales and first floor storage.
• Accommodation	<p>Ground Floor Sales - 362 sq ft (33.6 sq m) Ground Floor Store - 40 sq ft (3.7 sq m) First Floor Store - 219 sq ft (20.40 sq m)</p> <p>TOTAL - 621 sq ft (57.77 sq m) ITZA - 347 sq ft 32.24 sq m)</p>
• Terms	An assignment of the existing lease dated 29/11/2012 expiring 19/05/2020.
• Rent	The current passing rent is £24,000.00 per annum inclusive
• Rates	We are verbally advise that the current rateable value 2019/20 is £21,250.00. Make your own enquiries with Wycombe DC 01494 461000.
• EPC	D80
• 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 via the sole Agents Deriaz campsite Mark Potter T: 01628 495510 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.commercialleasecodeew.co.uk

Disclaimer

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