

PRIME SHOP – LEASE FOR SALE

MARLOW

6 Market Square, SL7 1DA



Location

Marlow is an attractive and affluent market town located on the River Thames, in the heart of Buckinghamshire. The subject property occupies a prominent position on the roundabout linking the High Street to Market Square. The property is adjacent to **Phase Eight** and other retailers nearby include **M&S Simply Food**, **Boots**, **Space NK** and **India Jane**.

Description

The subject property is arranged over ground floor only.

Accommodation

The property has the following approximate dimensions and floor areas:-

Gross Width	10.44 m	34 ft 3 ins
Internal Width	10.24 m	33 ft 7 ins
Ground Floor Sales	96.32 sq m	1,036 sq ft
Ground Floor Storage	18.30 sq m	197 sq ft
Total	114.62 sq m	1,233 sq ft

- Staff Unaware
- Prominent high footfall location
- Affluent market town

Tenure

The property is held on a 10 year lease expiring 7th November 2020.

Rent

£92,000 per annum exclusive plus VAT (if applicable).

EPC

Details available upon request. Rating – F 127.

Rates

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £70,500.

For rates payable for year to 31 March 2018 please refer to the Local Charging Authority, Wycombe District Council - 01494 412226.

Legal Costs

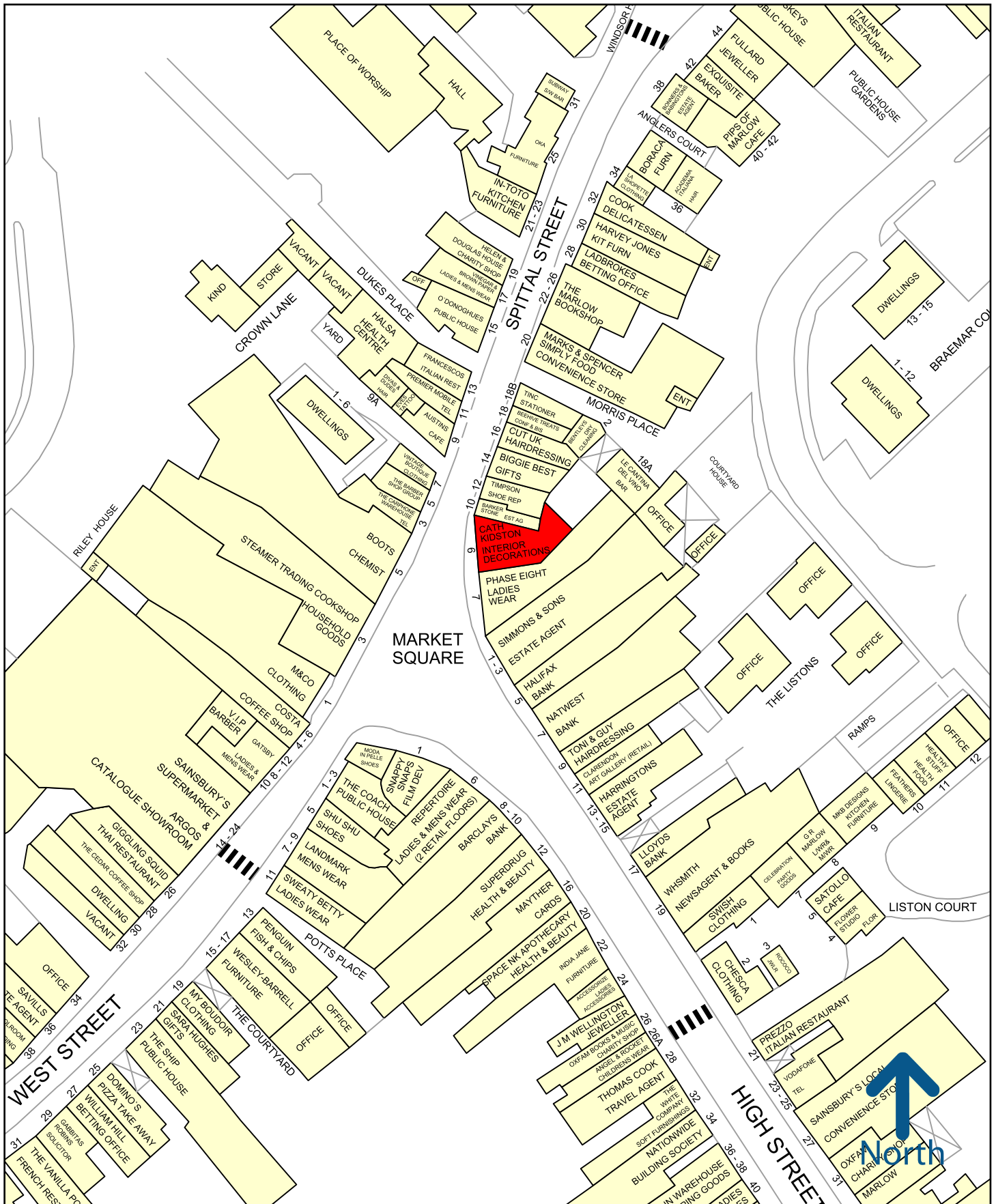
Each party are to be responsible for their own legal costs incurred in this transaction.

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VIEWING | Strictly by appointment through this office with:

Kim Wilson
020 3828 8541
kim.wilson@brasierfreeth.com

Anthony Appleby
020 3828 8531
anthony.appleby@brasierfreeth.com



50 metres

Experian Goad Plan Created: 09/02/2018

Created By: Brasier Freeth



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