

# TOWN CENTRE RETAIL UNIT TO LET



**739 sq.ft. (68.66 sq.m.) approx N.I.A.**

2 Cherry Tree House

7 Dean Street

**Marlow**

Bucks

SL7 3AA

**WITH PRIVATE CAR PARKING, GARAGE AND APARTMENT**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

The property is situated within the town centre of Marlow in the attractive Cherry Tree House Development, on the junction of Dean Street and Spittal Street/Chapel Street being directly opposite Trinity Road pay and display car park.

## Description

The accommodation comprises open plan recently refurbished ground floor retail unit with excellent full width and height glazed frontage to Dean Street. The retail accommodation further benefits from kitchen / store and WC facilities with rear access to two car parking spaces and lock up garage for additional storage. From the rear of the property a privately accessed two-bedroom apartment can be found configured over first and second floors. The apartment further benefits from one allocated car parking space.

## Accommodation

	Sq. Ft.	M <sup>2</sup>
Ground Floor Retail	597	55.46
Retail unit kitchen	26	2.425
Garage	116	10.77
2-bedroom Apartment	Not measured	
Total	739	68.66

*Approx net internal area (NIA)*

## Terms

Rent – Upon application

Various rental options are available to prospective tenants. Please contact one of our agents for more information. The above rent is exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

## Energy Performance Rating

Retail Unit: B-49

Apartment: C-70

## Business rates

The billing authority is Wycombe District Council

Rateable value: £21,250

Apartment is Council Tax Band: D

We suggest the amounts, and actual rates payable are verified by contacting the ratings officer directly on 01494 461000

## Legal Costs & VAT

Each party to bear their own professional and legal costs.

VAT is applicable to this property

## Amenities

- Town Centre Location
- High level of passing traffic
- Allocated car parking
- Full width and height glazed Frontage



## Viewing and further information



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