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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Retail



42a, High Street, Marlow, Buckinghamshire SL7 1AW

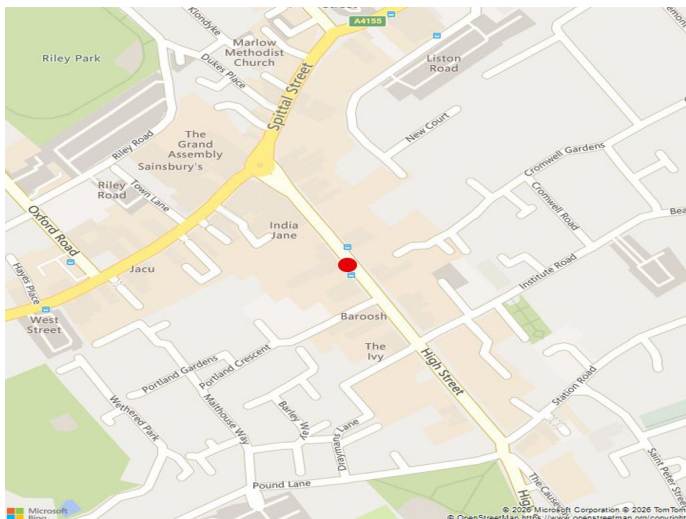
271 sq ft (25.18 sq m)

£35,000 per annum

SIMMONS & SONS

www.simmonsandsons.com

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

42a High Street Marlow is a small ground floor prime retail lock up shop, which is currently trading as a ladies boutique/fashion shop. The unit has two rear changing rooms, small kitchenette and a lovely rear courtyard garden.

Nearby retailers include Moda in Pelle, R M Williams, Pizza Express, Charles Tyrwhitt and Sainsbury Local.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	271	25.18
Courtyard Garden	-->	
Total Area	271	25.18

EPC

The EPC rating for this property is pending.

VAT

VAT is applicable.

Legal Costs

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

Terms

Available on a new lease on a term to be agreed.

Business Rates

Rateable Value : £21,000

Rates Payable : £8,022

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

Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office

Tel: 01491 571111

Email: commercial@simmonsandsons.com

Code for Leasing Business Premises

You should be aware that the Code of Practice on 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: [RICS](http://www.rics.org)

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.

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Rural