

# CAFÉ, RESTAURANT / RETAIL UNIT - TO LET



**690sq.ft. (64.12sq.m.)** approx N.I.A.

Café in the Park

Higginson Park

**Marlow**

Bucks

SL7 2AE

**LOCATED IN A PROMINENT POSITION – NEAR TO RIVER THAMES**

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



## Location & Description

Marlow is a popular Thameside town, with multiple national and independent retailers and restaurants, such as The Ivy, Zizzi, Charles Tyrwhitt, Toni & Guy, The White Stuff, Sindhu and The Coach, to list a few.

The property is located in Higginson Park at the bottom of the High Street, next to Marlow Bridge. Higginson Park is a very popular park to tourism and locals alike, and the unit neighbours the children's recreation area for the town, which is seemingly very popular.

The accommodation can be found within a detached property, with main open plan area with full width, triple aspect glazing leading. To the rear of the unit there is a kitchen area and staff WC. Public WCs are situated next door.

The property also benefits from external seating to private hard standing area.

## Accommodation

	Sq. Ft.	M <sup>2</sup>
<b>Total Area</b>	<b>690</b>	<b>64.12</b>

*Approx net internal area (NIA), areas provided by landlord.*

## Terms

The landlord invites offers on the basis of a base rent with turnover top up from interested parties.

The rent is exclusive of business rates, service charge, insurance and utilities, and subject to VAT.

A new lease, on terms to be agreed direct with the landlord, to be drafted outside the security provisions of the Landlord and Tenant Act.

## Business rates

The billing authority is Buckinghamshire Council

Rateable value: TBC

We suggest the amount and the actual rates payable are verified by contacting the ratings officer at the billing authority directly.

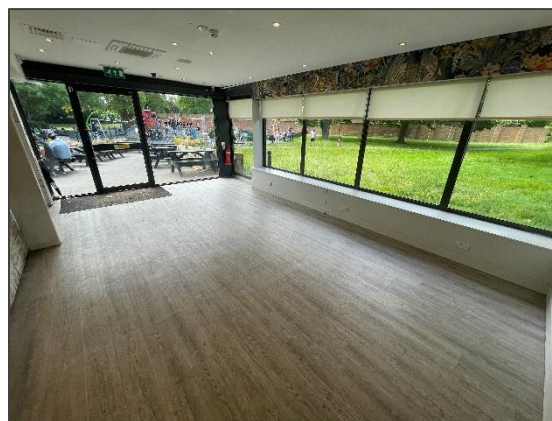
## Legal Costs/VAT

Each party to bear their own professional and legal costs

VAT is payable in respect of this property.

## Energy Performance Rating

C-65



## Viewing and further information

**Mitchell Brooks**

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PROPERTY CONSULTANTS