

**TO LET**

486 Sq.Ft. (45.15 Sq.M.)



8 West Street, Marlow, Buckinghamshire, SL7 2NB

## TOWN CENTRE PROMINENT RETAIL UNIT

- Full Width & Height Glazed Frontage
- Open Plan Retail Space
- Basement For Storage
- No Cooking Uses Are Permitted



PROPERTY CONSULTANTS

Marlow  
01628 771221

# 8 WEST STREET, MARLOW, BUCKINGHAMSHIRE, SL7 2NB

## Location

The property is located in a prominent position to the South-West side of West Street, close to the junction with Market Square, the High Street, West Street within the centre of Marlow Town Centre. Other occupiers in the vicinity include Sainsbury's, Sweaty Betty, Costa Coffee, Boots, Everyman Cinema and The Coach.

## Description

The accommodation can be found forming part of a period building at ground floor level offering open plan sales space, with full width glazed frontage to West Street, in a very prominent position at the junction of the High Street and Spittal Street. The property further benefits from a basement storage area.

The landlord will not consider any cooking uses within the property as there is no external store for refuse, nor is there the potential to extract from the property.

## Accommodation

	Sq.Ft.	Sq.M.
Ground Floor Retail	368	34.19
Kitchen & WC	17	1.54
Basement	101	9.4
<b>TOTAL</b>	<b>486</b>	<b>45.15</b>

## Rent

£32,000 Per Annum Exclusive

The above rents are exclusive of Business Rates, Service Charge, Insurance and Utilities.

## Terms

Available by way of a new Effective Full Repairing and Insuring lease direct from the landlord, to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954 part II amended.

## Business Rates

The billing authority is Buckinghamshire Council.

We suggest the amount, and rates payable are verified by contacting the ratings officer at the Council directly.

## Legal Costs

Each party to bear their own professional and legal costs incurred throughout the legal process.

## VAT

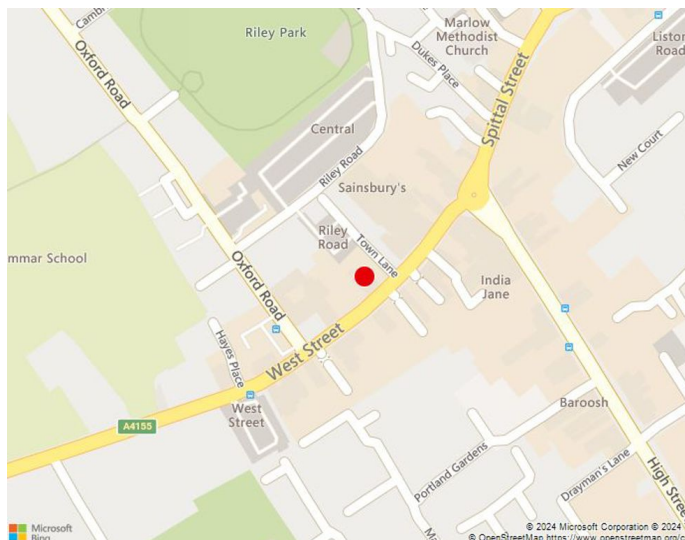
The property is not elected to pay VAT

## Energy Performance Rating

D-77

## Viewing Arrangements:

Please contact sole agents Kempton Carr Croft for further information.



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