

RETAIL TO LET

MARLOW TOWN CENTRE | PRESTIGIOUS | PRIME FASHION DESTINATION



52 HIGH STREET
MARLOW
BUCKINGHAMSHIRE SL7 1AB

PRIME RETAIL UNIT

750 SQ FT (69.68 SQ M)*

LOCATION

The prestigious and affluent town of Marlow in Buckinghamshire sits alongside the River Thames and is located 33 miles west of Central London within close proximity of High Wycombe and Maidenhead. With a resident population of 21,000 this vibrant market town has an abundance of boutique shops, restaurants, cafes and bistros, which combined with the attractions of the River Thames and beautiful parkland makes Marlow a popular tourist and visitor destination, providing fantastic opportunities to local retailers.

ACCOMMODATION

The premises are one of the best units on the High Street, benefitting from a prominent frontage. The subject property is arranged over ground floor and basement with the following approximate dimensions and gross internal areas*:

Gross Frontage	12 ft	3.66 m
Shop Depth	52.89 ft	16.12 m
Ground Floor	600 sq ft	55.74 sq m
Basement	150 sq ft	13.94 sq m
Total	750 sq ft	69.68 sq m

AMENITIES

- Open-plan ground floor lock-up retail unit
- Glazed frontage to the High Street
- Benefits from a basement
- Separate WC
- Separate kitchenette

EPC

The EPC assessment will be available upon request.

TERMS

A new effective full repairing and insuring lease will be granted for a term to be agreed.

RENT

£52,500 per annum exclusive.

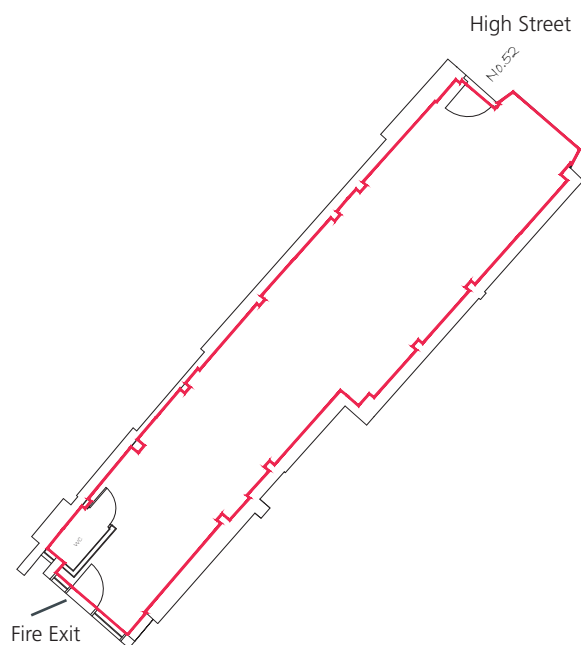
RATEABLE VALUE

We are informed by Marlow District Council that the premises have a rateable value of £30,750. The rates payable value for 2016/17 are £15,160.

VIEWING

Strictly by appointment through Sole Agent. For further information or to arrange a viewing contact Oliver Church of Smart4 on ohc@smart-4.co.uk or 02075 699902.

Contact our agent:



Not to scale



Property owned and managed by:

