

MARLOW SL7 1AU

23-25 HIGH STREET

PRIME SHOP TO LET

RE-AVAILABLE DUE TO ABORTIVE NEGOTIATION



Portland House
4 Great Portland Street
London W1W 8QJ

LOCATION

The premises occupy a prime position on Marlow High Street immediately adjacent to **Prezzo** and **Sainsburys Local**. Other multiple retailers in the immediate vicinity include **Mountain Warehouse**, **White Stuff**, **Pizza Express**, **Space NK Apothecary** & **Starbucks**.

An extract from the street plan is attached upon which the property is highlighted.

ACCOMMODATION

The premises are arranged on ground floor only comprising the following approximate dimensions and net floor areas:

Gross Frontage	30 ft 8 in	9.39 m
Net Frontage	26 ft 9 in	8.20 m
Max Internal Width	28 ft 9 in	8.81 m
Shop Depth	62 ft 9 in	19.17 m
Ground Floor Sales	1,662 sq ft	154.4 sq m

LEASE

A new full repairing and insuring lease is available for a term to be agreed by negotiation but to include rent reviews at 5 yearly intervals, at a commencing rent of **£99,500 per annum exclusive** of rates, service charge & VAT.

LEGAL COSTS

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

SUBJECT TO CONTRACT



RATES

The property has not been assessed for rating purposes but we estimate that the Rateable Value is likely to be in the order of £99,000. Interested parties should make their own enquiries to satisfy themselves regarding this.

EPC

The property has an energy efficiency asset rating of D82. A copy of the EPC can be provided upon request.

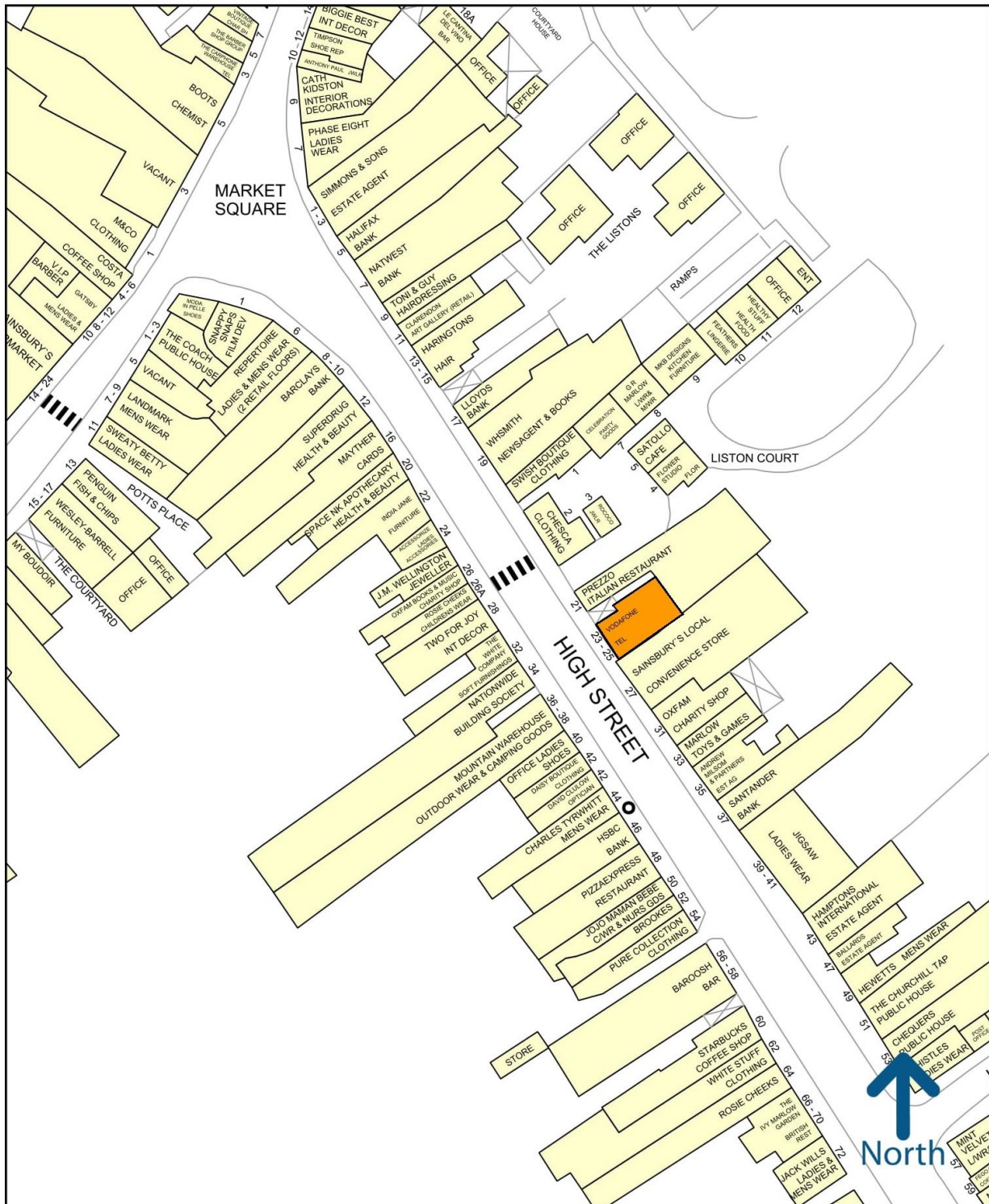
VIEWING

For further information or arrangement to inspect, please contact:

Tim Hance

020 7908 7031

tim@hrhretail.com



50 metres

Experian Goad Plan Created: 18/06/2019
Created By: HRH Retail

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