

Marlow

10 High Street

Class E Opportunity – Lease for Sale



Location

The property commands a prominent position at the top of Marlow High Street. Located adjacent to **Superdrug** and **Repertoire**, other nearby retailers include **GAIL'S**, **Space NK** and **Fairfax & Favour**. The new **Everyman Cinema** directly opposite is due to open Q3 2023

Demise

The building is Grade II listed building which is arranged over ground, first and second floors, comprising the following approximate net internal floor areas:

Ground Floor	1,810 sq ft	168 sq m
First Floor	775 sq ft	72 sq m
Total	2,585 sq ft	240 sq m

Planning consent has been obtained to improve the shop frontage – more detail is available upon request.

Tenure

The property is available by way of an assignment of an existing lease expiring on **30/04/2033**, contracted inside the Landlord and Tenant Act 1954.

Passing Rent

£130,000 per annum exclusive

Rates

Rateable Value	£106,000
Rates Payable	£54,272 p.a.

Interested parties are advised to make their own enquiries to Marlow Town Council on 01628 484024.

EPC

Available upon request.

For further information or to arrange a viewing please contact:

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(167) (ACTUAL)

50 metres

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