

Upon the instructions of **comland**



6 Duke Street  
Marylebone  
London W1U 3EN

# MARLOW SL7 1AU

## 23-25 HIGH STREET

### RE-AVAILABLE DUE TO ABORTIVE TRANSACTION

#### LOCATION

The premises occupy a prime position on Marlow High Street immediately adjacent to **Meghan's** and **Sainsburys Local**. Other multiple retailers in the immediate vicinity include **Mountain Warehouse**, **Jojo Maman Bebe**, **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 **£85,000 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.

#### PLANNING

The property falls under Class E and may be used for previously classified A1, A2, A3, B1 and selected D1 and D2 Use Classes without planning consent.



#### RATES

We are advised that the property is assessed for rating purposes as follows;

Rateable Value      £62,500.

Interested parties should make their own enquiries to verify this information.

#### EPC

The property has an energy efficiency asset rating of C70. 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](mailto:tim@hrhretail.com)

**SUBJECT TO CONTRACT**



50 metres

Experian Goad Plan Created: 09/03/2022  
Created By: HRH Retail

Misrepresentation Act

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