



deriaz campsie

commercial property consultants | chartered surveyors

TO LET

**TOWN CENTRE LOCK UP
RETAIL UNIT**



- Town Centre Location
- Busy Footfall
- Excellent Display Frontage

15-17 West Street, Marlow,
Buckinghamshire, SL2 2LS

TOWN CENTRE LOCK UP RETAIL UNIT

Rent: £68,500 per annum exclusive

www.deriazcampsie.com

T: 01628 495 500

Property

15-17 West Street, Marlow, Buckinghamshire SL7 2LS

- **Location**

The property is located in a prominent trading location on the south-west side of West Street, close to its junction with Market Square and the High Street in the heart of Marlow Town Centre. Other occupiers in the vicinity include Sainsbury's, Sweaty Betty, Costa Coffee, Boots the Chemist and The Coach
- **Description**

The shop is arranged over ground floor and lower ground floor with excellent display frontage. The lower ground floor provides good useable area with excellent headroom.
- **Accommodation**

Ground floor retail - 971.50 sq ft (90.25 sq m)
Kitchen & WC
Lower Ground Floor - 506.00 sq ft (47.00 sq m)

Total - 1,477.50 sq ft (137.25 sq m)

ITZA - 753.42 sq ft (69.98 sq m)
- **Terms**

A new year fully repairing and insuring Lease is to be granted for a term to be agreed.
- **Rent**

Quoting rent £68,500.00 per annum exclusive. VAT may be charged
- **Rates**

We are verbally advised by Wycombe DC that the rateable value for 2019/20 is £48,500.00 please make your own enquiries.
- **Legal Costs**

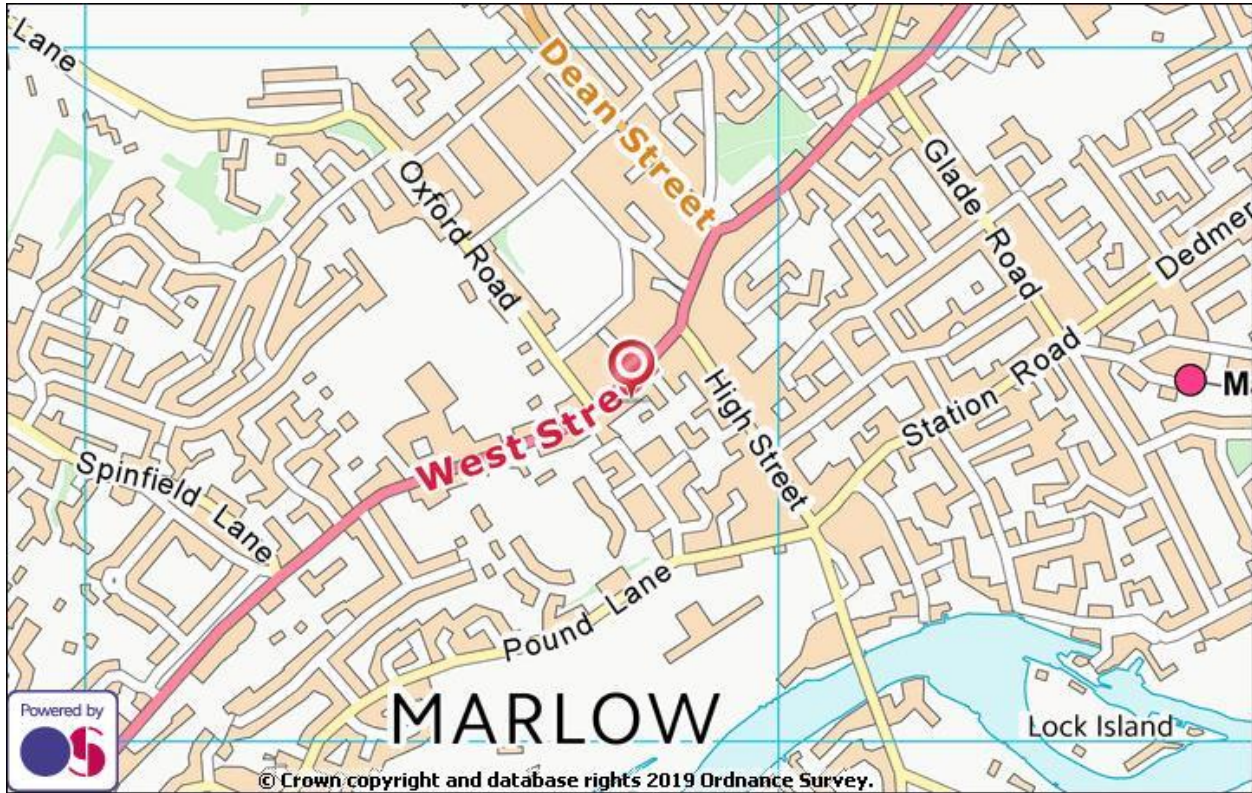
Each party to bear its own legal fees in this transaction.
- **EPC**

TBC
- **Viewing**

Strictly by prior appointment via the sole Agents
Deriaz Campsie
Mark Potter T: 01628 495510 E: mark.potter@deriazcampsie.com

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Code of Practice

You should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website – www.commercialleasecodeew.co.uk

Disclaimer

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