



Commercial Property Consultants

Offices at High Wycombe and Marlow

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PROPERTY PARTICULARS

Preliminary Particulars

Attractive Town Centre Offices Above NatWest Bank

**7 HIGH STREET
MARLOW
BUCKS
SL7 1AY**



1,103 sq.ft. (102.45 sq.m) approx. Net Internal Area

FOR SALE

LOCATION

The property is located on the High Street above NatWest Bank, within close proximity of the range of quality shopping, dining and entertaining facilities Marlow offers. Marlow is a buoyant and attractive Thameside town easily accessible to the M4 and M40 motorways via the A404. Marlow Train Station provides services to London Paddington, with a change at Maidenhead required.

DESCRIPTION

The premises currently comprise office accommodation at first and second floor levels with private entrance via Liston Road. The offices benefit from car parking for two vehicles.

ACCOMMODATION (Approximate Net Internal Area):

First Floor - 874 sq.ft. (81.20 sq.m)
Second Floor - 229 sq.ft. (21.25 sq.m)
TOTAL - 1,103 sq.ft. (102.45 sq.m)

TERMS

The long leasehold of 125 years is offered For Sale.

PRICE

Offers in the region of £475,000.

VAT – The property is understood not to be registered for VAT.

RATEABLE VALUE – To be confirmed.

ENERGY PERFORMANCE RATING: D – 77.



VIEWING - By appointment with the Sole Agents:-

Duncan & Bailey-Kennedy
Marlow Office

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