

# PRIME RETAIL UNIT TO LET

17 Spittal Street, Marlow, SL7 3HJ

7-8 Conduit Street  
London, W1S 2XF  
020 7182 7480  
[www.fawcettmead.co.uk](http://www.fawcettmead.co.uk)



Retail property expertise

- Affluent market town in the heart of the Thames Valley
- High footfall location on Spittal Street

## LOCATION

Marlow is an attractive and affluent market town located on the River Thames, in the heart of Buckinghamshire.

The subject property occupies a prime retailing location on Spittal Street, opposite **M&S Simply Food**. Retailers in close proximity include **Boots, Biggie Best, Cath Kidson, Phase Eight and M&Co.**

## ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor: 74.14 sq m 798 sq ft

## TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

## RENT

£45,000 per annum exclusive of rates, service charge and VAT (if applicable).

## RATES

Rateable Value (17/18) £34,750

Interested parties should verify these figures with Wycombe District Council (Tel: 01494 461000)

## SPECIFICATION

The premises are handed over in their existing condition.

## COSTS

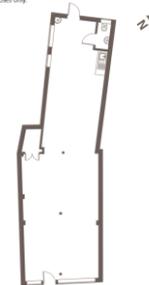
Each party is to be responsible for their own professional costs incurred in the transaction.

## TIMING

Subject to vacant possession.



For indicative purposes only



## INSPECTIONS

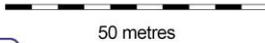
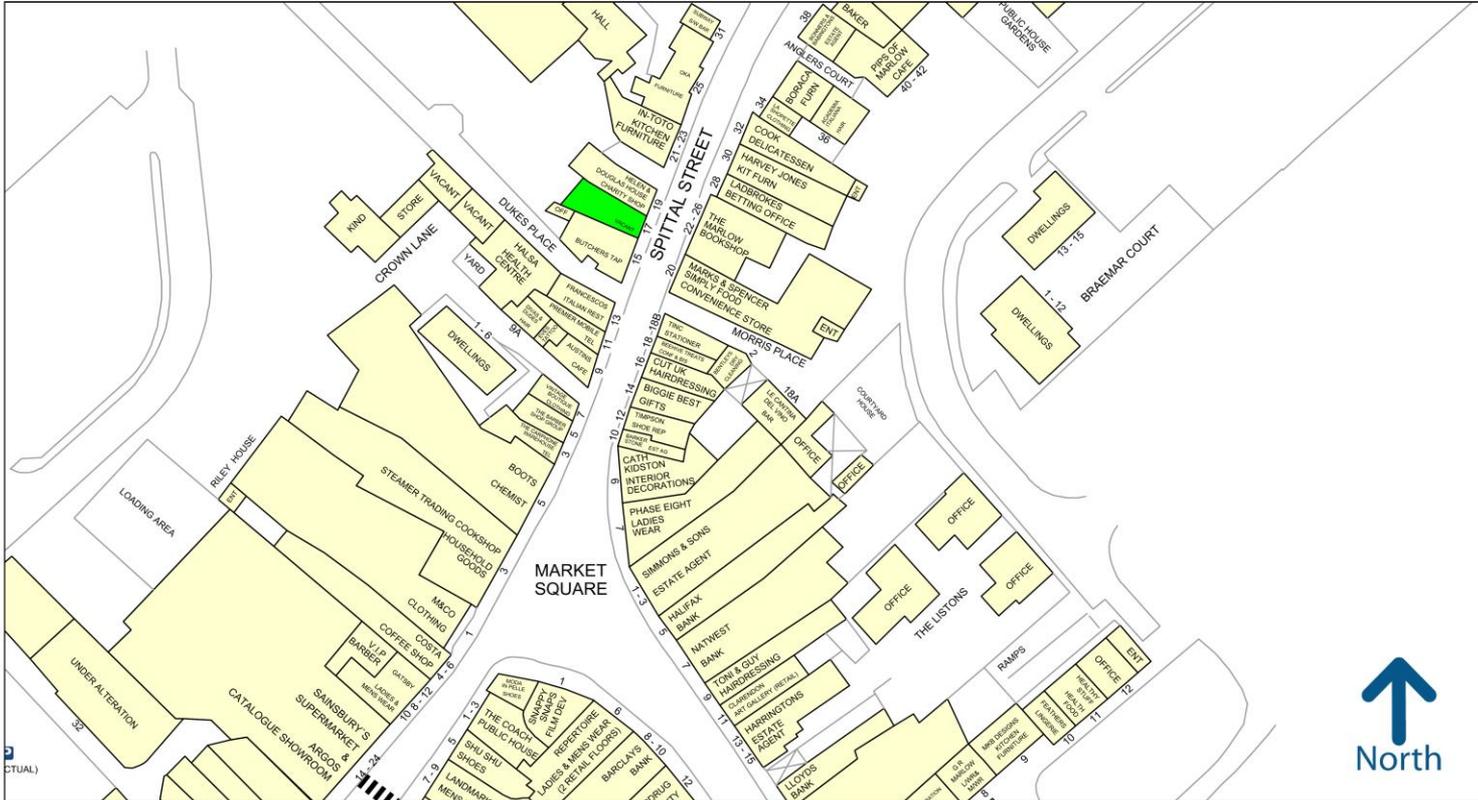
Viewing is strictly by appointment with:

**Nick Carvey**  
020 7182 7493  
[Nick@fawcettmead.co.uk](mailto:Nick@fawcettmead.co.uk)

SUBJECT TO CONTRACT / VACANT  
POSSESSION



Marlow



Experian Goad Plan Created: 05/02/2018  
Created By: Fawcettmead



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

Fawcett Mead, for themselves and for the vendors of this property, whose agents they are, give notice that (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or the advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either in whole or any part of an invitation, offer or contract of sale of the property, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to accuracy of such details.

No responsibility or liability is or will be accepted by Fawcett Mead, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, its connection with the possible sale of the property.

No person in the employment of Fawcett Mead or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Fawcett Mead include any joint agents acting with Fawcett Mead.