

PRIME RETAIL UNIT TO LET

71 High Street, Marlow, SL7 1AB

7-8 Conduit Street, London,
W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- **Affluent market town in the heart of the Thames Valley**
- **High footfall location on High Street**
- **The parade will undergo a refurbishment program this summer**

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 the southern side of High Street. Retailers in close proximity include **Charles Tyrwhitt, Mint Velvet, Whistles, The White Company, Really Wild Clothing** and **Crew Clothing**.

ACCOMMODATION

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

Ground Floor: 103.68 sq m 1,116 sq ft

TENURE

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

RENT

£75,000 per annum exclusive of rates, service charge and VAT (if applicable).

RATES

Rateable Value (17/18)
£59,000

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.



INSPECTIONS

Viewing is strictly by appointment with:

Nick Carvey
020 7182 7493
Nick@fawcettmead.co.uk

**SUBJECT TO CONTRACT & VACANT
POSSESSION**



Marlow



Experian Goad Plan Created: 20/07/2017
Created By: Fawcettmead



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