



1st & 2nd Floor

38 West Street, Marlow, SL7 2NB

MODERN 1ST & 2ND FLOOR PREMISES - CURRENTLY BEAUTY SALON

1,262 sq ft
(117.24 sq m)

- Currently used as a Beauty Salon
- Situated within a wide boulevard with high profile retailers e.g. Tom Kerridge's Tapas Bar
- Set in the heart of Marlow's shopping centre
- 2 on-site parking spaces
- Excellent condition
- Timber double glazed windows

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Summary

Available Size	1,262 sq ft
Rent	£28,000 per annum
Rates Payable	£8,607.75 per annum 2023
Rateable Value	£17,250
Legal Fees	Each party to bear their own costs. Each party to be responsible for their own legal costs involved in the transaction.
EPC Rating	D

Description

38 West Street is a period frontage property within a terrace constructed of brick with tiled roof & timber double glazed windows. The property benefits from front & rear access with stairs to each & rear car park. The 1st & 2nd floors are currently used & fitted out as a modern beauty salon but could be used for other uses under E class or other uses STP. West Street offers a wide ranging shopping experience as well as significant parking facilities close by. No.38 is situated on a wide boulevard amongst a range of high profile retailers such as Sainsbury's, Bills, Domino's Pizza, Giggling Squid and Tom Kerridge's The Coach.

Location

Marlow on Thames is situated 28 miles west of London & benefits from excellent communications being directly connected via the Marlow by-pass (A404) to both the M40 North, & M4 south & Heathrow airport about 20 miles away. The towns of High Wycombe & Maidenhead are close by, with frequent rail services to Central London. Marlow Station itself offers an hourly train service to London Paddington via Maidenhead. With Marlow's excellent communications, celebrated Thameside location, wide period High Street & ample quality shops & restaurants, the town has a very strong attraction for companies of national & international status.

Terms

The property is available to let on an assignment or sublease to April 2031 with a tenant break in April 2026 with 6 months notice.

Alternatively, a new lease is available from the landlord on terms to be agreed.

Business Rates

Rateable Value: £17,250

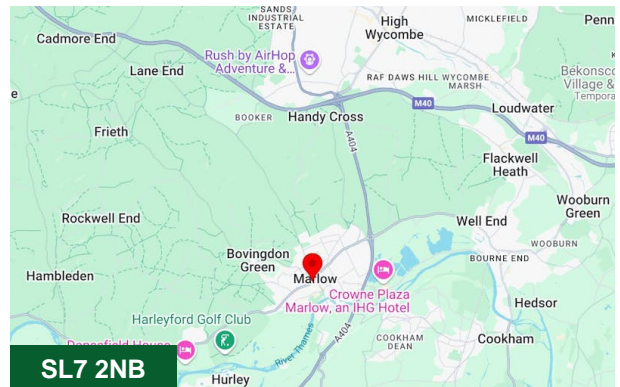
The current tenant pays £1,632 per annum for business rates so additional rates relief may be available.

EPC

D78

Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



Viewing & Further Information



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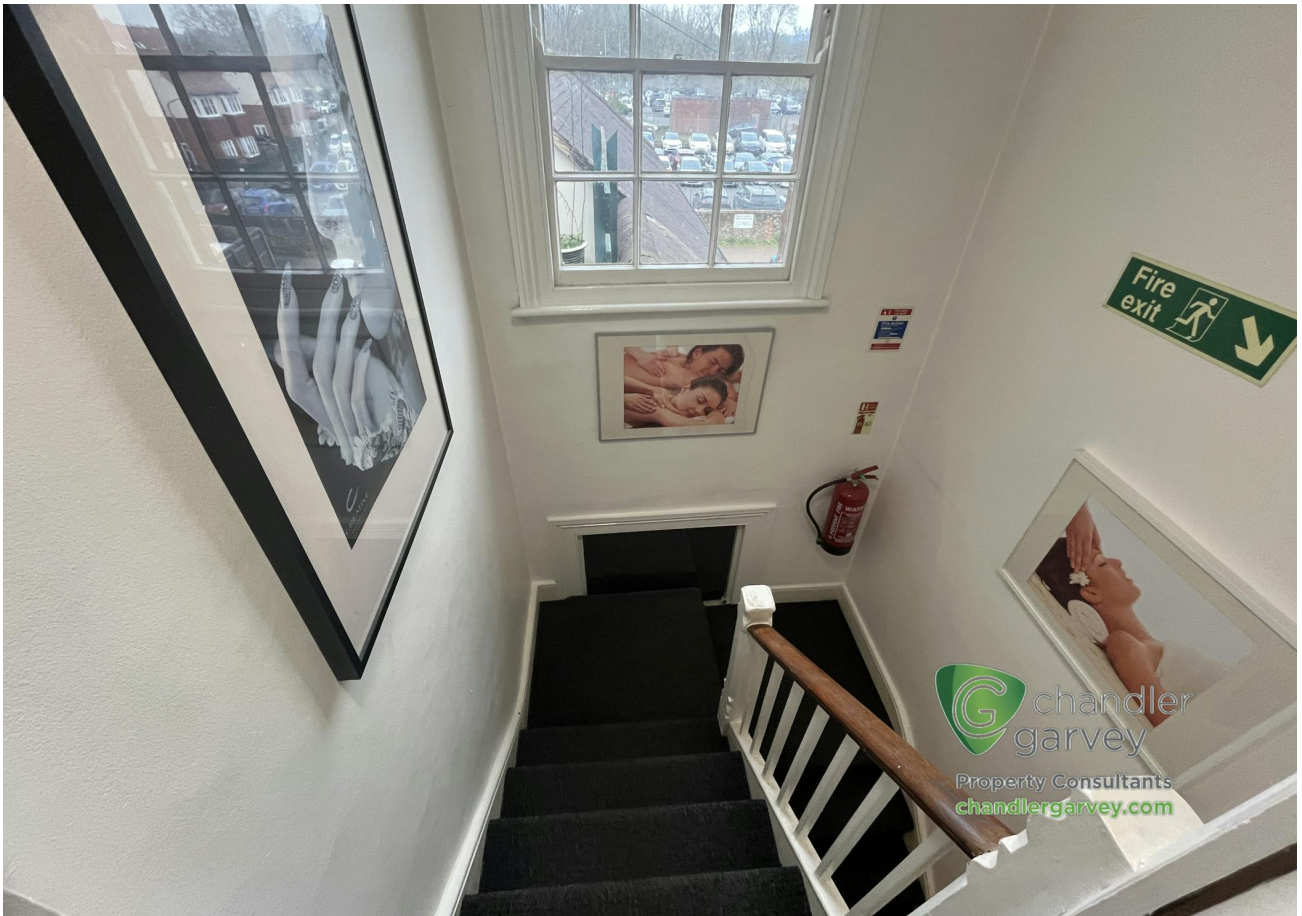


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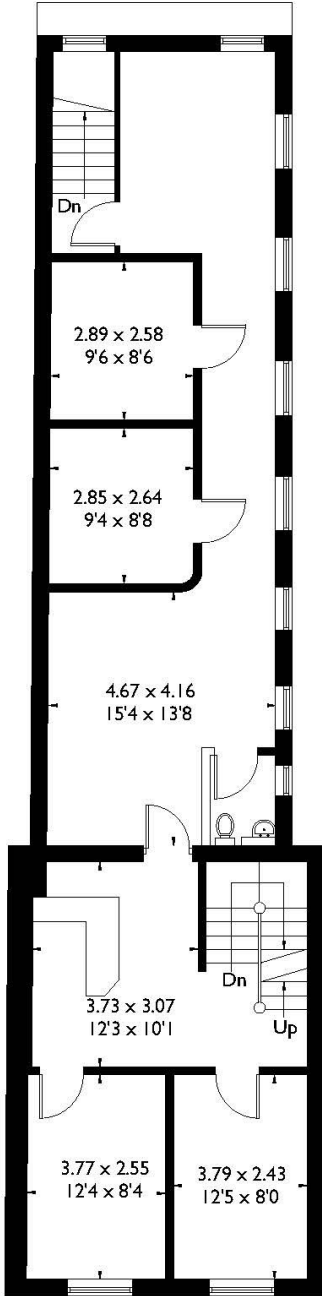




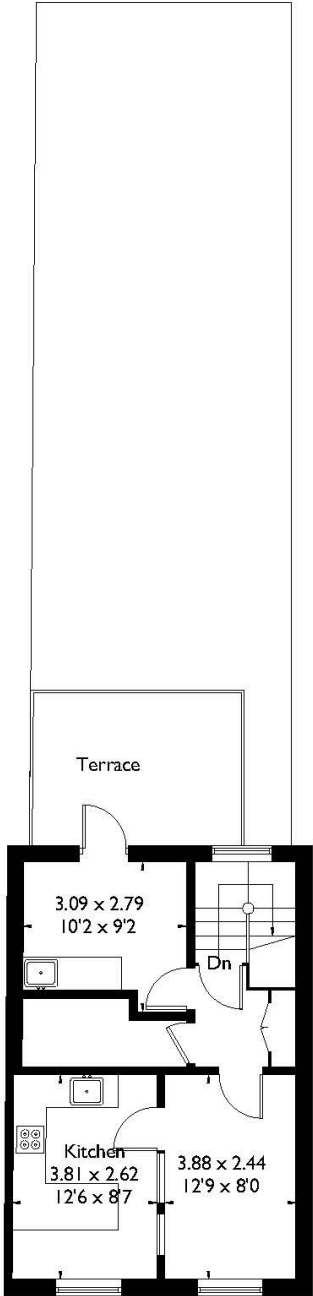
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 = Reduced headroom below 1.5m / 5'0"



First Floor



Second Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 178080

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.