

Property Particulars

**FOR SALE
OR
TO LET**

Marlow Town Centre

**PERIOD OFFICE BUILDING
PLUS PARKING**

560 sq.ft. (52 sq.m.)



**4A CHAPEL STREET
MARLOW
BUCKS
SL7 1DD**

Location

The property is situated in a central position at the rear of Chapel Street, with pedestrian and vehicular access from Liston Road. The town centre shopping facilities are therefore within a short walk and the Liston Road car park opposite.

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~ 4A Chapel Street, Marlow, Bucks, SL7 1DD ~

Description

A self-contained two storey office building of attractive brick and rendered elevations under a pitched tiled roof. Externally there is tandem car parking for four vehicles with access from Liston Road.

Accommodation

Ground Floor

Entrance hall, open plan office 350 sq.ft. 32 sq.m.

First Floor

Kitchenette, male and female WCs,
2 private offices 210 sq.ft. 20 sq.m.
Total 560 sq.ft. 52 sq.m.

Features

- Network cabling
- Gas fired central heating
- 2 air-conditioning units
- Fluorescent lighting
- Carpeting throughout
- Window blinds

NB The offices are currently fully furnished and this furniture can also be made available by negotiation.

Lease

A new full repairing and insuring lease for a term by arrangement, to be excluded from the renewal provisions of the Landlord & Tenant Act 1954.

Rent

£12,000 per annum exclusive, for the whole.

Price

£260,000 subject to contract for the freehold interest. VAT does not apply.

Rates

The valuation Office website indicates a 2010 rateable value of £8,400. Rate in the £ for 2010/11 is 41.4p. NB Small Business Relief may be available.

Legal Costs

Each party to bear their own legal costs involved.

VIEWING

Strictly by prior appointment through

Brown & Merry Commercial
01494 448381