

PRIME FREEHOLD SITE



# BURGERS<sup>OF</sup> MARLOW

Prime Restaurant/  
Café and Retail Unit

The Causeway, Marlow  
Bucks, SL7 1NF

With two storey cottage and flat. Potential for redevelopment (STP)



FOR SALE



# BURGERS MARLOW

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## LOCATION

The prestigious and affluent town of Marlow in Buckinghamshire sits alongside the River Thames and is located 33 miles west of Central London within close proximity of High Wycombe and Maidenhead. The town has excellent communications with the A404 accessible close by providing access to Junction 4 of the M40 to the north and Junction 8/9 of the M4 to the south.

This Grade II Listed building is situated on the corner of The Causeway and Station Road at the end of the High Street in an undoubted prominent position opposite the entrance to the attractive Higginson Park and a two minute walk to the River Thames.

## ACCOMMODATION

### The Causeway

Ground Floor	2,554 sq.ft.
First Floor	1,517 sq.ft.
<b>Total</b>	<b>4,071 sq.ft. net internal</b>

### Flat

Two Bedroom Flat	<b>546 sq.ft.</b>
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### 7 Station Road

Ground Floor Front Retail Premises	624 sq.ft.
Ground Floor Bakery	1,097 sq.ft.
First Floor Bakery	1,792 sq.ft.
<b>Total</b>	<b>3,513 sq.ft. net internal</b>

### 87 The Causeway

One Bedroom Cottage	
<b>Total</b>	<b>450.36 sq.ft. gross internal</b>

There is vehicular access between The Causeway and 7 Station Road for loading/unloading purposes.

## TENANCIES

The shop on the ground floor of No7 Station Road is currently let for 3 years from 18th September 2023 to and including 17th September 2026 at an annual rent of £17,000pax.

The lease is contracted outside the Landlord & Tenant Act. There is a mutual break option at any time on giving 3 months' notice.

**VAT:** The property is VAT elected.

**EPC:** Not applicable – Grade II Listed.TBC

**LEGAL COSTS:** Each party to pay their own legal costs.



## PROPOSAL

Our client seeks £3,475,000 for their Freehold interest. To be sold with vacant possession apart from the ground floor of 7 Station Road.



## BUSINESS RATES: Rateable Value

Burgers, The Causeway, Marlow £87,000

7 Station Road, Marlow £19,000

For further information, please contact joint sole agents.

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