

SHOP WITH DEVELOPMENT POTENTIAL STPP - **FOR SALE**



2,728sq.ft. (253.49sq.m) approx G.I.A.

35 Station Road

Marlow

Bucks

SL7 1NW

kemptoncarr.co.uk | Marlow office 01628 771221



Location

Situated in a convenient position close to the town centre and Marlow Railway Station. There is easy access to the A404 Marlow By-Pass and thereon to the M4 and M40 motorways.

Description

This mid-terrace property comprises extensive ground floor retail space with internally accessed residential/office accommodation above. The offices are split into two rooms and have a separate kitchen area and WC.

Price

£750,000 for sale of freehold with full vacant possession.

Business Rates

The billing authority is Buckinghamshire Council

Rateable value for shop and premises: £21,500

We suggest, rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

VAT: is not applicable to this sale.

Accommodation

	Sq. Ft.	M2
<u>Ground Floor</u>		
Frontage	76.21	7.08
Internal Width	75.24	6.99
Total Sales Area	2,357	218.96
Kitchen		
Male & Female WCs		
<u>First Floor</u>		
Room 1	138	12.82
Room 2	138	12.82
Kitchen	94.72	8.80
Bathroom		
<u>External</u>		
Double access doors lead to an area of ground to the rear and one side.		

Approx Gross internal area (G.I.A.).

Energy Performance Rating

F-139

Viewing and further information

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PROPERTY CONSULTANTS