



ONE MARKET PLACE

MARLOW SL7 3HH

PRIME HIGH STREET
RETAIL / RESTAURANT

EXISTING A3 / A4
CONSENT IN PLACE

TO LET

LOCATION

The property commands an imposing location at the top of the High Street on the Market Square in the affluent market town of Marlow. In addition to housing a wide array of aspirational and luxury brands, the town has a vibrant mixed A3/A4 sector with household names such as **The Ivy**, **Côte**, **Bills** and **Giggling Squid** all trading.

Marlow is also the home for **Tom Kerridge's** Michelin starred eateries, **The Coach** and **The Hand and Flowers** further cementing the towns culinary reputation.



THE OPPORTUNITY

In addition to property being available to let in its current configuration, the unit is also capable of being subdivided and extended into two units, Unit 1 trading ground floor and Unit 2 at first floor with direct stair/lift access off Market Square at ground floor (see overleaf).

The below areas are on a GIA basis.

EXISTING

Ground Floor	4,312 sq ft
First Floor	3,595 sq ft
Total	7,907 sq ft

SUBDIVISION

SPLIT UNIT 1

Ground Floor	3,580 sq ft
Total	3,580 sq ft

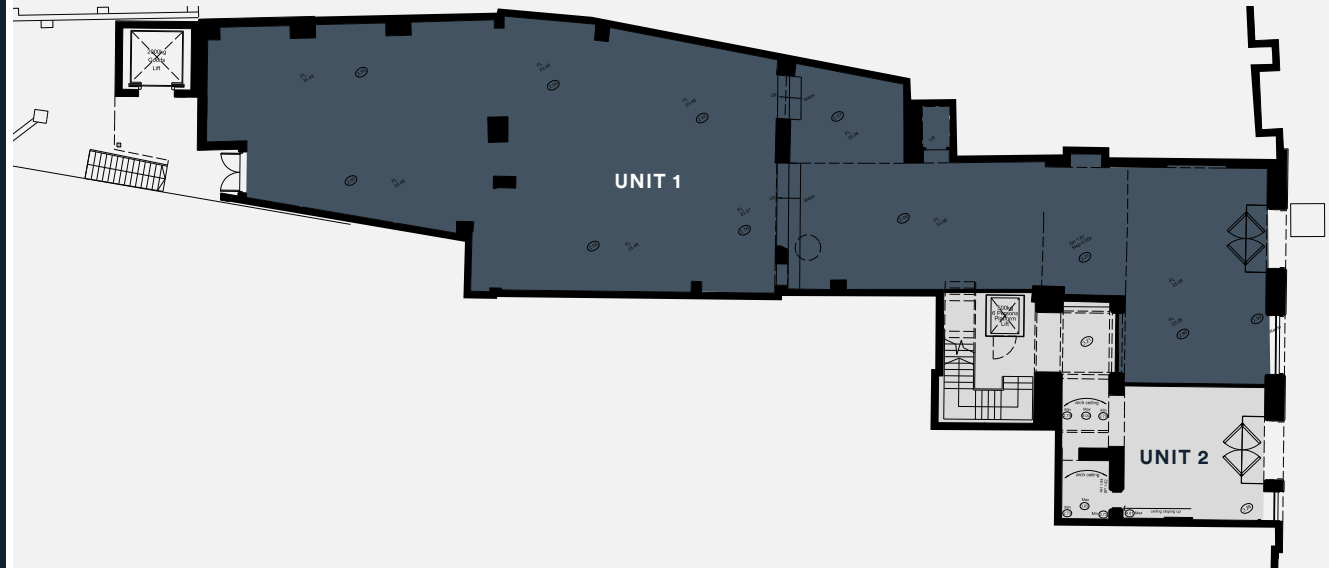
SPLIT UNIT 2

Ground Floor	738 sq ft
First Floor	4,559 sq ft
Total	5,297 sq ft

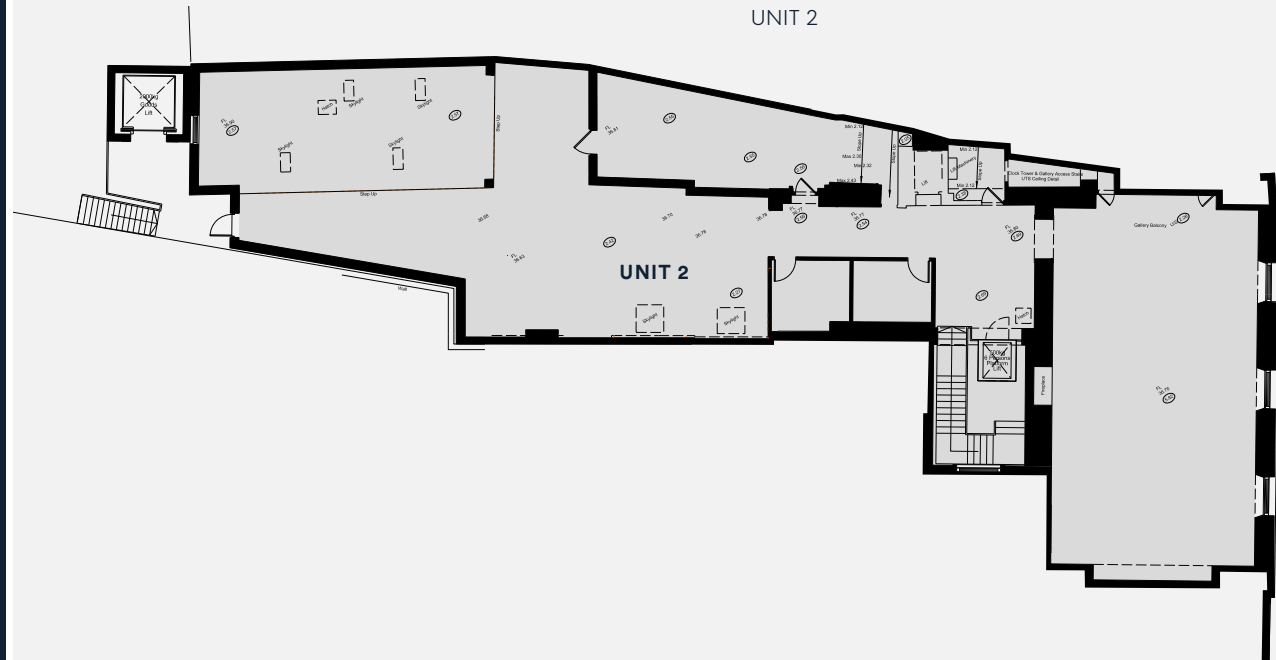
TIMING

The unit is available immediately as is, or Q1 2019 on split basis.

GROUND FLOOR
UNIT 1 & UNIT 2 ENTRANCE



FIRST FLOOR
UNIT 2





PROPOSED DINING LAYOUT



PROPOSED NEW ENTRANCES

USE

The property currently benefits from A1, A3 and A4 consents. Further information is available on request.

TERMS

New 15 year FRI lease(s), subject to upward only rent reviews at years 5 and 10.

RENT

WHOLE	£270,000 pax
SPLIT	
UNIT 1	£170,000 pax
UNIT 2	£110,000 pax

RATES

Rateable Value	£176,000
Rates Payable 2018/2019	£86,768 pa
Rates TBC on a split basis.	

EPC

On request

VIEWING AND FURTHER INFORMATION

Through joint sole agents, Robinson Webster and Jackson Criss



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