

On the Instructions of Chancerygate Group Ltd

MARLOW

77 High Street

BENEFITS FROM A1/A2 CONSENT



LOCATION

The property is located in a prominent trading position on prime High Street adjacent to **Sensations** and **Turners Sports**. Other nearby retailers include **Sahara**, **Fat Face** and **Leightons Opticians**. A street traders plan is on the reverse of these particulars.

DESCRIPTION

The property is arranged over ground floor only and provides the following approximate areas and dimensions:

Gross Frontage	5.94 m	19 ft 06 ins
Shop Depth	19.83 m	65 ft 00 ins
Ground Floor Sales	94.85 sq m	1,021 sq ft

One off street parking space.

TENURE

The premises are available on a new 15 year effectively full repairing and insuring lease with 5 yearly upward only rent reviews.

RENT

£62,500 per annum exclusive.

RATING

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop and ancillary accommodation is £40,500 and the Rates payable are £19,642.50. The UBR for 2009/10 is 48.5p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

VIEWING

By appointment via this office:

Michael Matthews

Tel: 020 7182 2618

Email: michael.matthews@cbre.com

Nick Gulliford

Tel: 020 7182 2806

Email: nick.gulliford@cbre.com

Or our joint agent

Deriaz Slater Commercial

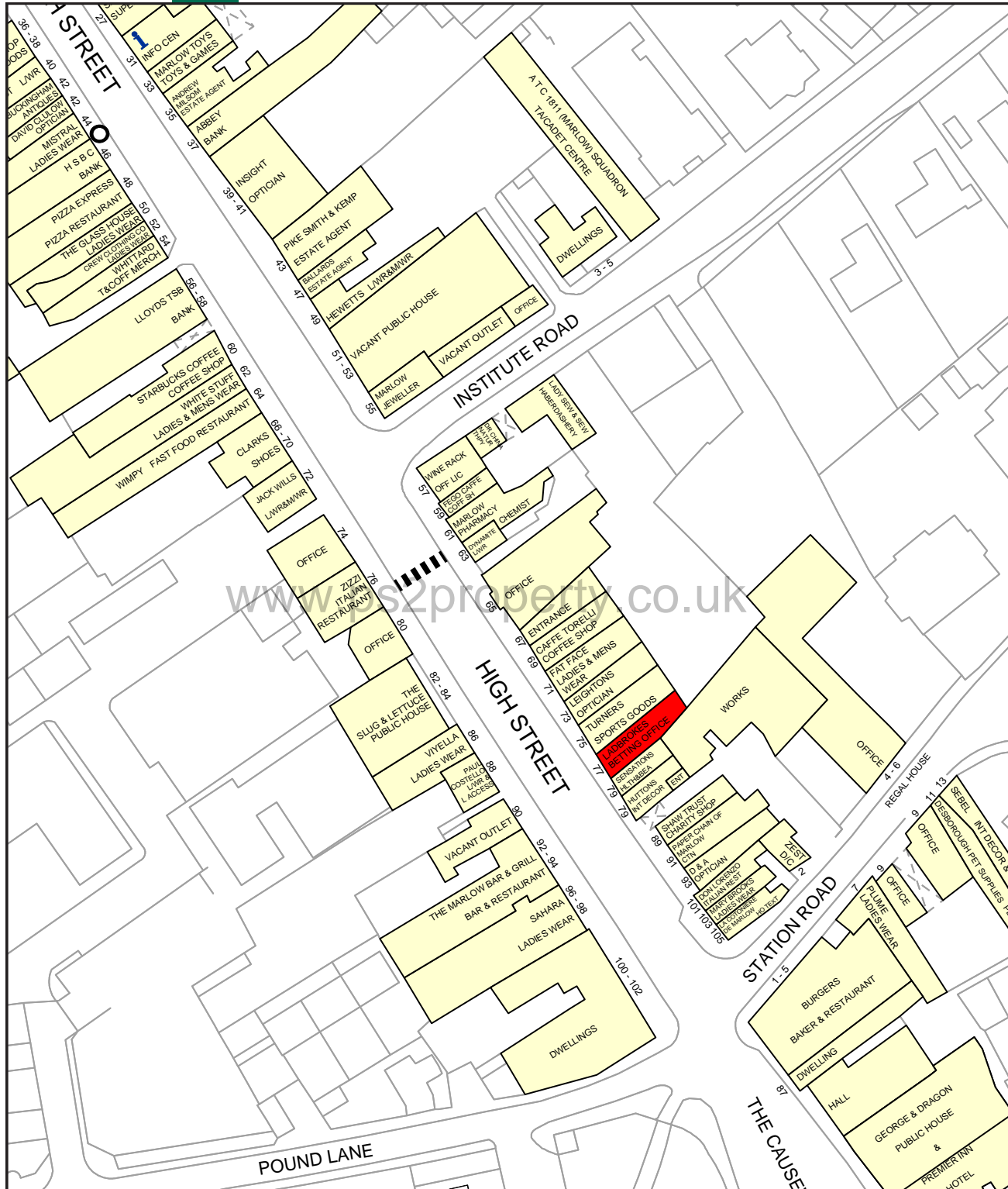
Marcus Smith

Tel: 01628 495 500

Email: enquiries@deriaz.co.uk

MARLOW

77 High Street



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Experian, Goad House, Salisbury Square, Hatfield, Hertfordshire AL9 5BJ. Tel: 01707 636901 Fax: 01707 636907.

CB Richard Ellis
Kingsley House
Wimpole Street
London W1G 0RE
www.cbre.co.uk/retail

©2009, CB Richard Ellis, Inc. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.