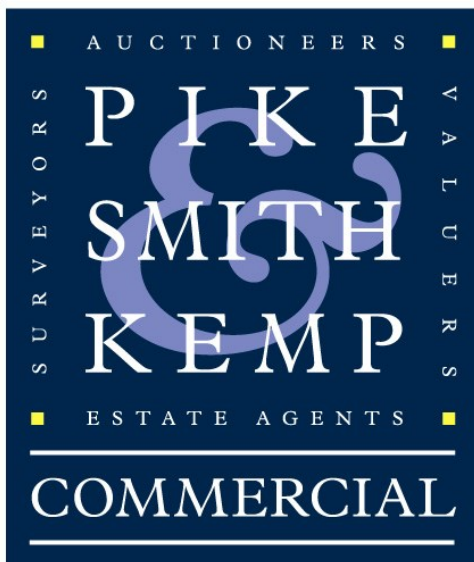


MAIDENHEAD
22 Queen Street, Berks SL6 1HZ
Tel: 01628 621177
maidenhead@pikesmithkemp.co.uk

COOKHAM
Thistle Cottage, Berks, SL6 9EH
Tel: 01628 532010
cookham@pikesmithkemp.co.uk

MARLOW-ON-THAMES
65 High Street, Bucks, SL7 1BA
Tel: 01628 477555
marlow@pikesmithkemp.co.uk



COMMERCIAL DEPT.
22 Queen Street, Maidenhead
Tel: 01628 777666
tommcardle@pikesmithkemp.co.uk

RESIDENTIAL LETTINGS
22 Queen Street, Berks, SL6 1HZ
Tel: 01628 621325
maidenhead.lets@pikesmithkemp.co.uk

MORTGAGE DEPT.
22 Queen Street, Maidenhead

FOR SALE

MIXED USE INVESTMENT PROPERTY
68 - 70 WEST STREET, MARLOW, BUCKINGHAMSHIRE.



FREEHOLD GUIDE PRICE £725,000

Note: These sales particulars are produced in good faith, having been prepared only as a general guide. PSK give notice that they do not constitute any part of a contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings.

68-70 WEST STREET, MARLOW, SL7 2BP

High Wycombe - 4.9 Miles

Maidenhead - 5.6 Miles

London - 34 Miles

M40 Junction 4 - 3.5 Miles

M4 Junction 8/9 - 7.3 Miles

Description:

68-70 West Street is a Grade II Listed end of terrace mixed use property comprising of a ground floor retail premises with basement storage area, first floor offices and a split level first and second floor two-bedroom residential flat.

Ground Floor and Basement

Retail area extending to approximately 1127sq.ft. with a large glazed frontage onto West Street. To the rear is a staff area, W/C, office and courtyard. There are stairs leading down to the basement storage area which extends to 75sq.ft..

The ground floor and basement is let to Brothers Hair Salon. Further details available on request.

First Floor:

Two office suites extending to 335sq.ft with separate kitchen and W.C.

These offices are let to Arc Media. Further details are available on request.

First and Second Floor:

A split level two bedroom residential flat subject to an occupant. Further details available on request.

Location:

The property is located within the attractive market town of Marlow on Thames within West Street being approximately 100yards from the High street.

The property is situated directly opposite a public car park and fronts onto west street with a good vehicle and pedestrian footfall.

Marlow benefits from a railway station which offers train links to London Paddington via Bourne End or Maidenhead. Marlow is situated approximately 4.9 miles south west of High Wycombe and 5.6 miles to the north west of Maidenhead and offers excellent links to the M40 motorway from Junction 4 (3.5 miles) or the M4 motorway from Junction 8/9 (7.1 miles) via the A404.

Services

The property benefits from mains water, mains gas and mains electricity supplies as well as mains drainage and telephone lines which are broadband compatible.

Tenure

The property is sold freehold subject to existing leases and residential occupant.

For further details please contact Pike Smith & Kemp.

Method of Sale

The property is offered for sale as a whole by private treaty.

Planning/Development

The property lies within the area covered by Wycombe District Council. The property falls within Marlow Town Centre as designated by the Wycombe Local Plan.

Commercial Rates:

Rateable value - £21,100

Local Authority

Wycombe District Council & Buckinghamshire County Council.

Viewings

The property may only be viewed by prior appointment through Pike Smith & Kemp Commercial

Contact

Tom McArdle or Lottie Burgess on 01628 777666



68-70 WEST STREET, MARLOW, SL7 2BP

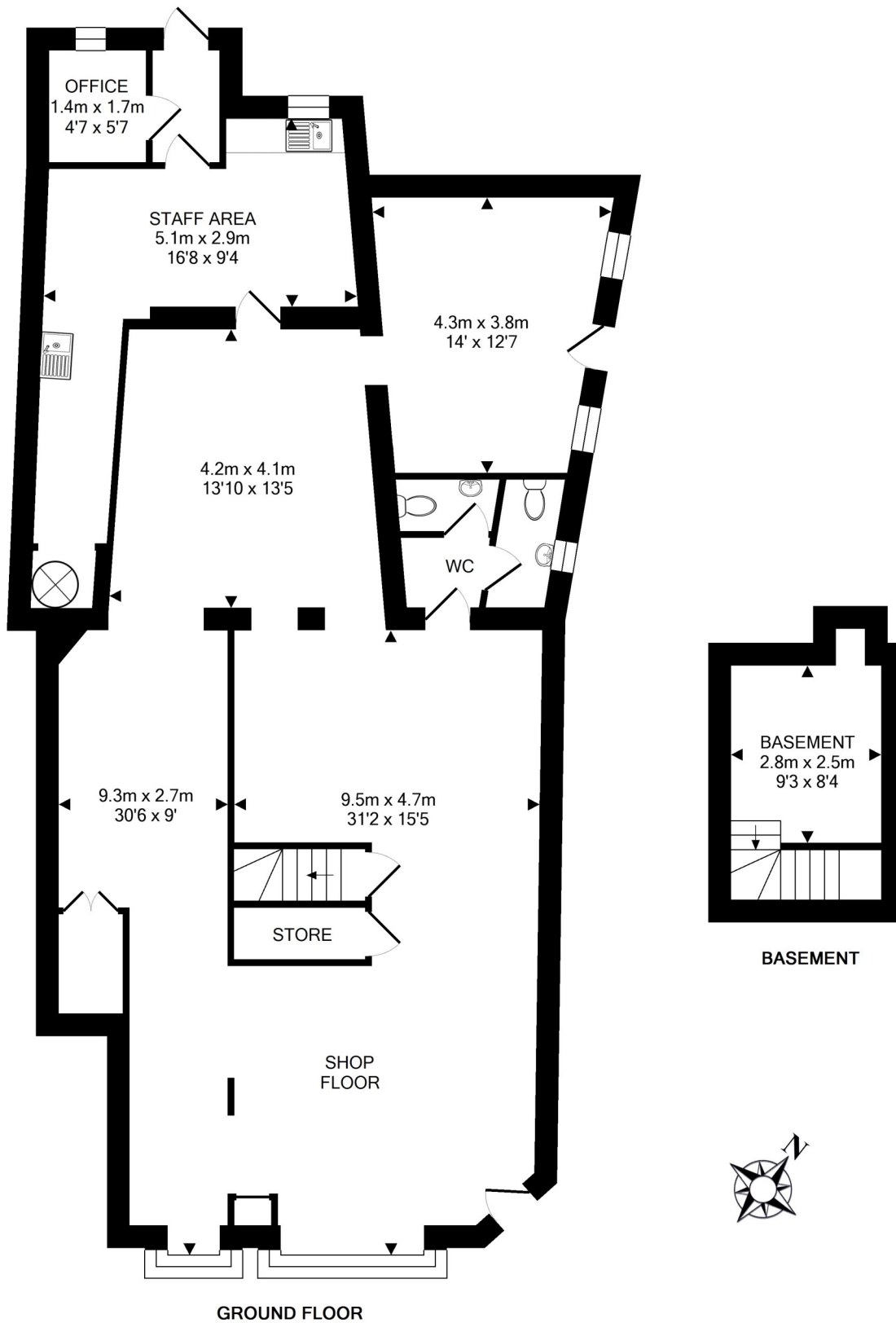
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All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale.

68-70 WEST STREET, MARLOW, SL7 2BP

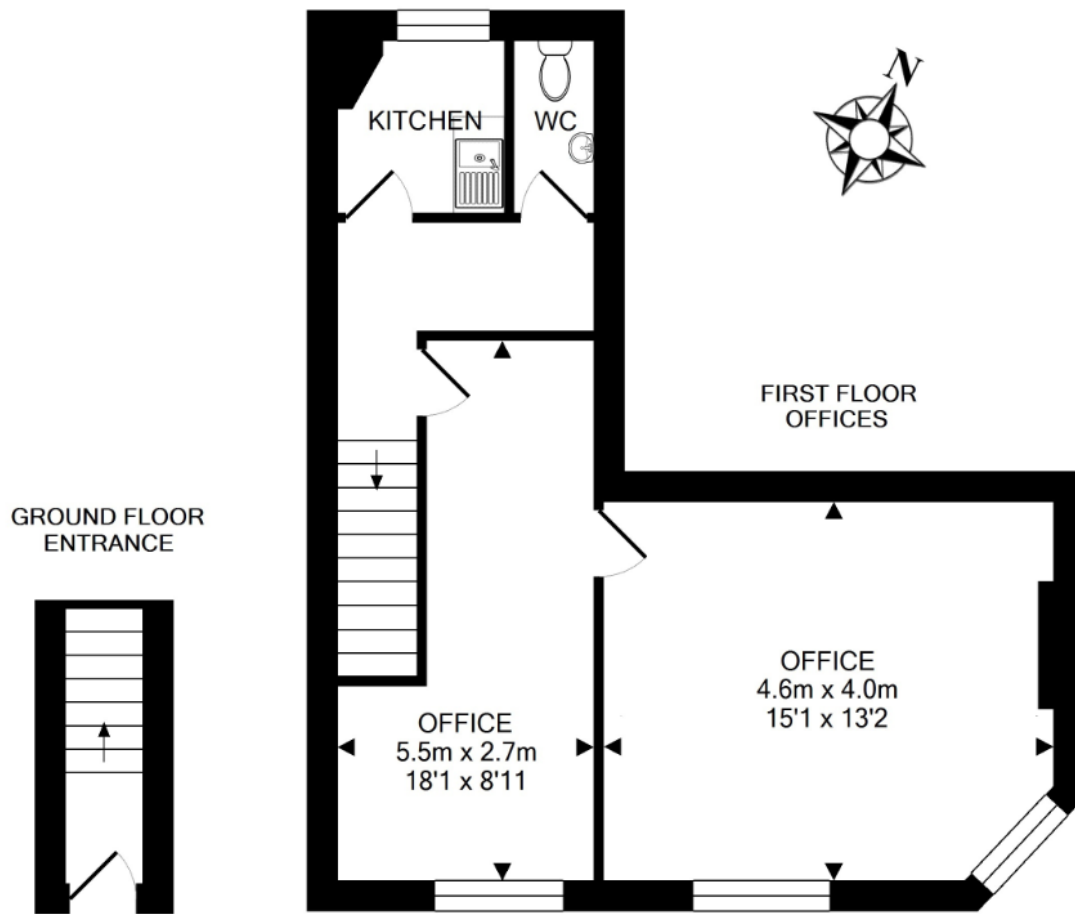
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