



## PMCD RETAIL

SHOPS & RESTAURANTS

**NEW INSTRUCTION**



**TWO STOREY SHOWROOM/OFFICE  
BUILDING ADJACENT TO PLATTS OF  
MARLOW CAR SHOWROOM**

**TO LET 1,317 sf (122.3 sm) PLUS ATTIC  
STORE OF 129 SF**

**3-5 QUOITING SQUARE, OXFORD ROAD, OFF WEST STREET,  
MARLOW SL7 2NH**

- NEAR PUBLIC CAR PARKS
- CLOSE TO MARLOW'S VARIOUS SHOPPING FACILITIES
- SUITABLE FOR A RANGE OF CLASS E USES
- PERIOD FEATURES INCLUDING EXPOSED BEAMS
- NEW LEASE AVAILABLE

### LOCATION

The 17<sup>th</sup> Century, Grade II Listed property is located in Marlow Town Centre, off West Street within the Platts of Marlow Car Showroom site on Oxford Road leading to Sainsburys and Central Car Park (185 spaces). West Street car park (64 spaces) is nearby and Quoiting Square has its own pay and display parking area adjacent to the premises and the public gardens.

Marlow is a popular Thames-side town located approx 30 miles west of London, a short drive from Maidenhead and High Wycombe and with direct access to the A404 with its connections to the M40 and M4 motorways.

### ENERGY PERFORMANCE CERTIFICATE

Rating C (62)





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### DESCRIPTION

A two-storey premises with shopfront window, central heating and exposed beams, suitable for a range of showroom and office activities plus shared external WC. The following approx areas apply:

Ground (split level):	685 sf (63.6 sm)
First floor:	632 sf (58.7 sm)
*Attic store/workshop:	129 sf (12 sm) (*292 sf to eaves)
<b>Total:</b>	<b>1,446 sf (134.3 sm) plus external WC.</b>

### BUILDING INSURANCE

To be advised

### TERMS

A new lease is available for a term to be agreed at a rent of £26,500 per annum exclusive.

### VAT

We understand VAT is not currently chargeable on the rent.

### BUSINESS RATES

Proposed 2026 Rateable Value: £23,500

Rateable multiplier for tax year 2026-2027 assuming Retail, Hospitality or Leisure use: 38.2 p (or 43.2 p for non RHL uses) = rates payable of approx £8,980 (or £10,150 for non RHL) before Transitional Relief, if applicable – further details on application or from Buckinghamshire Council – 01895 837540

### ATTENTION TO RETAIL

Philip Marsh Collins Deung/PMCD Retail and their clients give notice that (i) these particulars are issued as a general guide only and do not constitute part of an offer or contract. (ii) Whilst care is taken in the preparation of these details they cannot be relied upon as statements or representations of facts and no liability can be accepted as to their accuracy. Intending occupiers or purchasers should make their own investigations to satisfy themselves as to the facts, and should take professional advice. (iii) No person in the employment of Philip Marsh Collins Deung/PMCD Retail has any authority to make or give any representation or warranty in relation to the property. (iv) Unless stated otherwise, rents or prices quoted are exclusive of VAT.

### VIEWING

Strictly by appointment through the sole agents:

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Your contact for this property

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