

FOR SALE

2,017 Sq.Ft. (187.38 Sq.M.)



18 Institute Road , Marlow, Buckinghamshire, SL7 1BN

TOWN CENTRE DENTAL INVESTMENT OPPORTUNITY

- Modern Build
- High Quality Dental Practice Tenant
- 3 Parking Spaces
- Walking Distance Of High Street
- Rent Growth Potential



Marlow
01628 771221

18 INSTITUTE ROAD , MARLOW, BUCKINGHAMSHIRE, SL7 1BN

Location

The property is located in the town centre of Marlow, within walking distance of the Train Station, High Street and Higginson Park. The town centre has multiple national and independent restaurants, and retailers.

Marlow offers a unique lifestyle choice to businesses, that are located there.

Description

The property is located in close proximity to the town centre, next to the pay & display car park. The property is modern in appearance and benefits from 3 allocated car parking spaces to the front. To the first floor there are two flats, which are not included within the sale and are the owners of the freehold.

Internally the property is fitted as a high quality dental practice, the finish and presentation look exceptionally good.

Accommodation

	Sq.Ft.	Sq.M.
TOTAL (NIA)	2,017	187.38

Price

Offers are sought in the region of £675,000

Terms

The longlease of this investment opportunity is offered for sale, expiring 28th September 3006, (approx 980 years unexpired), paying a peppercorn ground rent.

There is an underletting to a dental practice, paying an annual rental of £25,000 per annum exclusive, on a 5 year lease expiry 11th September 2029. The terms of the tenants lease are unaffected by the sale of the investment.

NOTE: It is believed that the the passing rent on the underlease is below market rent.

There is a service charge payable by the sub-tenant for the maintenance of the grounds which typically is in the region of £250 - £300 per annum.

Anti-Money Laundering

To comply with our legal responsibilities as marketing agents, under Anti-Money Laundering law, it will be necessary for the successful purchaser to provide various documentation such as identification and proof of funds before the sale can progress, of which there is a small charge affiliated.

Legal Costs

Each party to bear their own professional and legal costs incurred throughout the legal process.

VAT

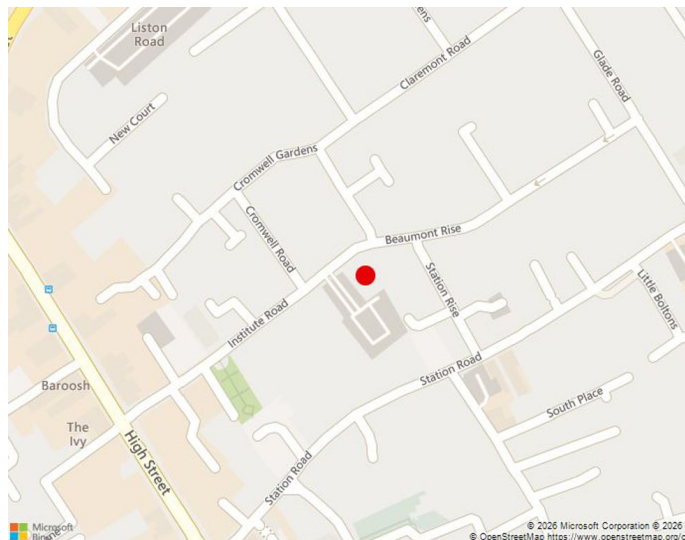
The property is NOT elected to pay VAT

Energy Performance Rating

C 69

Viewing Arrangements:

Please contact sole agents for further information.



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