



MARLOW

7 HIGH STREET
SL7 1AU

PRIME RETAIL UNIT TO LET

3,563 SQ FT (331 SQM)



JOIN MARLOW'S VIBRANT RETAIL COMMUNITY

7 High Street is situated in the heart of Marlow, an affluent town located on the River Thames in Buckinghamshire. The High Street serves as the town's dominant retail thoroughfare and offers an array of high quality independent and national shops, restaurants, cafés, wine bars and pubs.

Key occupiers include Tom Kerridge's The Butcher's Tap & Grill and The Coach, Toast, Mint Velvet, Gail's, M&S, The White Company, Boots, Sweaty Betty, Megan's Restaurant, Crew Clothing, Everyman Cinema, The Ivy and Scamp and Dude.

GAIL'S

TOAST

THE IVY
MARLOW GARDEN



THE WHITE COMPANY
LONDON



Sweaty Betty



MINT VELVET

EVERYMAN

PROPERTY DETAILS

The former bank, has recently been renovated to create a modern, open plan space to suit a range of occupier requirements.

A planning application has been submitted to sympathetically modify the frontage of 7 High Street, increasing the number of windows and the window height.

RENT

£130,000 +VAT per annum

BUSINESS RATES

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value - £119,000
UBR (23/24) - 0.512p

All parties are advised to make their own enquiries to the relevant authority.

EPC

The property has an EPC rating of C.
A full report is available upon request.

CLASS

Class E Use

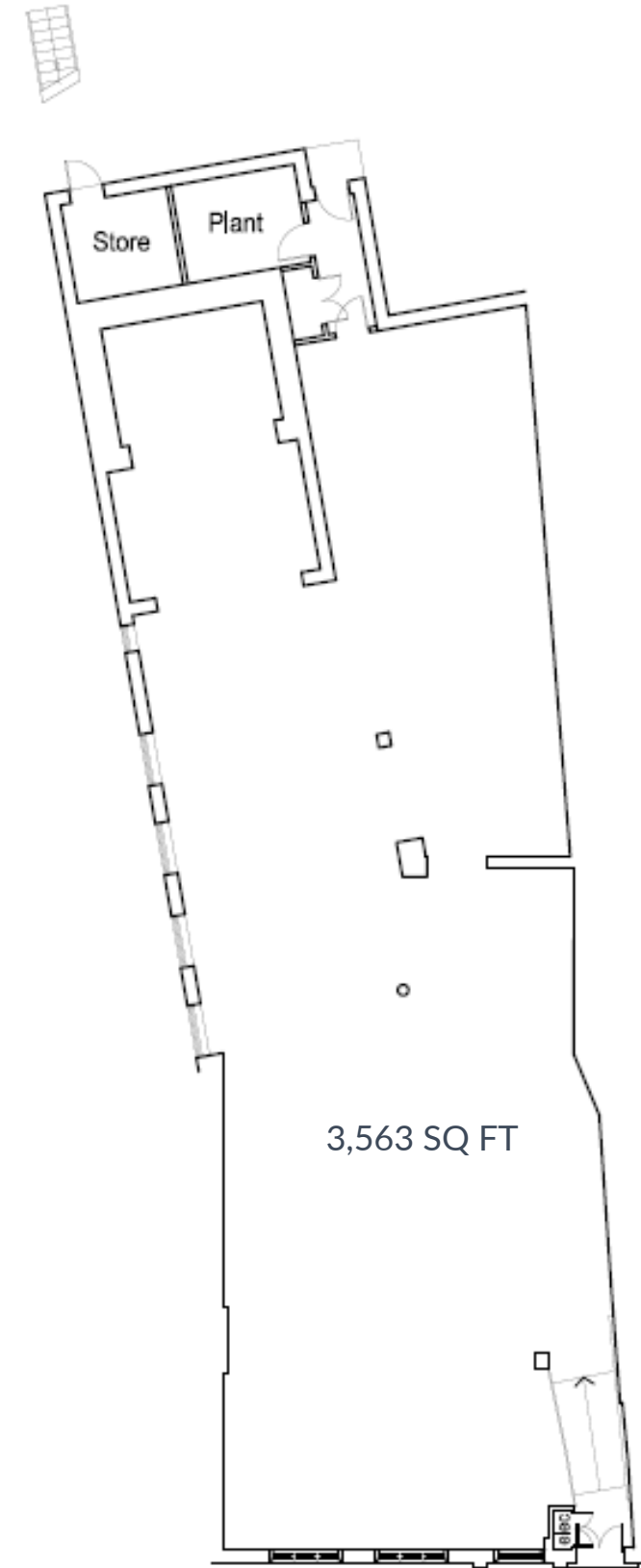
LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.



WATCH
VIDEO

FLOOR PLAN



GROUND FLOOR
(existing layout)

CGI IMAGE
SUBJECT TO PLANNING APPROVAL



MARLOW VISITORS



20 MINUTE DRIVE TIME CATCHMENT OF 204,000



30 MINUTE DRIVE TIME CATCHMENT OF 785,000



FOOD & NON-ALCOHOLIC BEVERAGE SPEND £10.7M



CLOTHING & FOOTWEAR SPEND £4.3M



AVERAGE OF 33,100 VISITS PER DAY



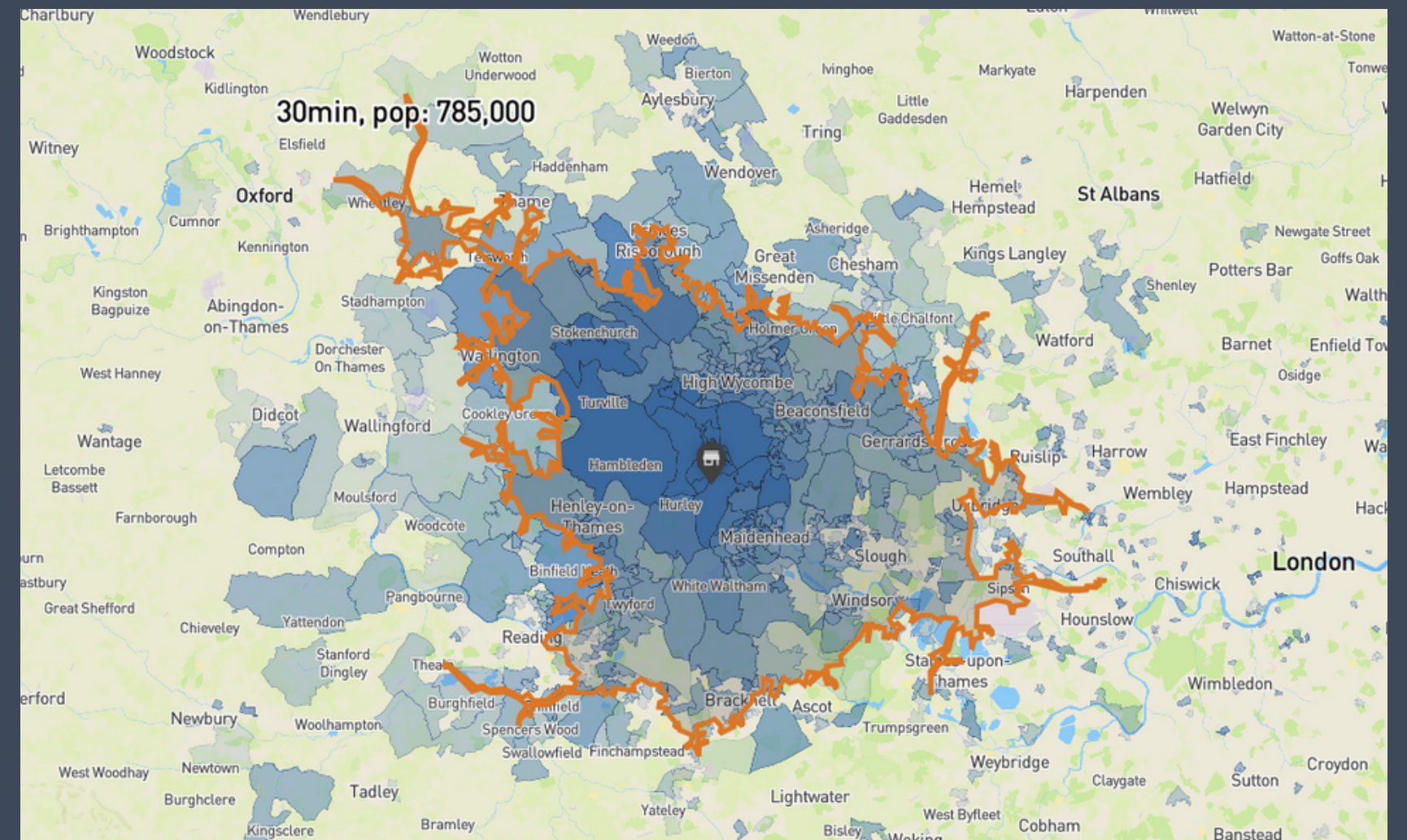
141 MINUTE DWELL TIME ON AVERAGE



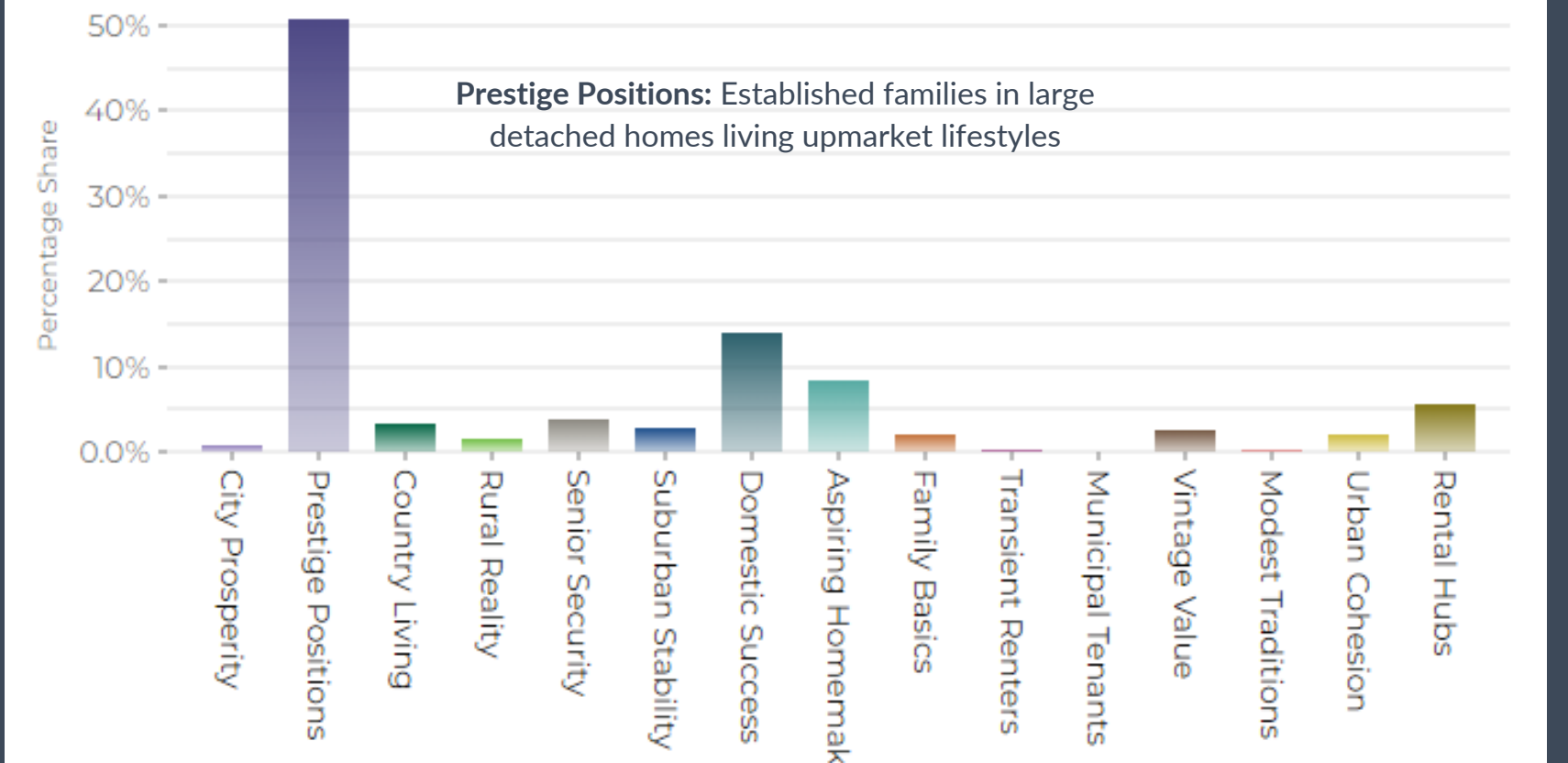
3.5 STORES VISITED PER TRIP ON AVERAGE



51% PRESTIGE POSITIONS



MOSAIC Segmentation - Summary



*Powered by Experian MOSAIC

Data sources:
 Visitor Insights 1st Jan - 31st Dec 2023
 Experian Consumer Expenditure (20 min drive time)

MARLOW RESIDENTS



HOUSEHOLD INCOME 45.72% HAVE A HOUSEHOLD INCOME OVER £70K



HOME OWNERS 71.1% ARE HOME OWNERS (62.3% NATIONALLY)



BEDROOMS 31.1% HAVE 4 OR MORE BEDROOMS (21.1% NATIONALLY)



CARS PER HOUSEHOLD 47.1% HAVE 2 OR MORE CARS (35.2% NATIONALLY)



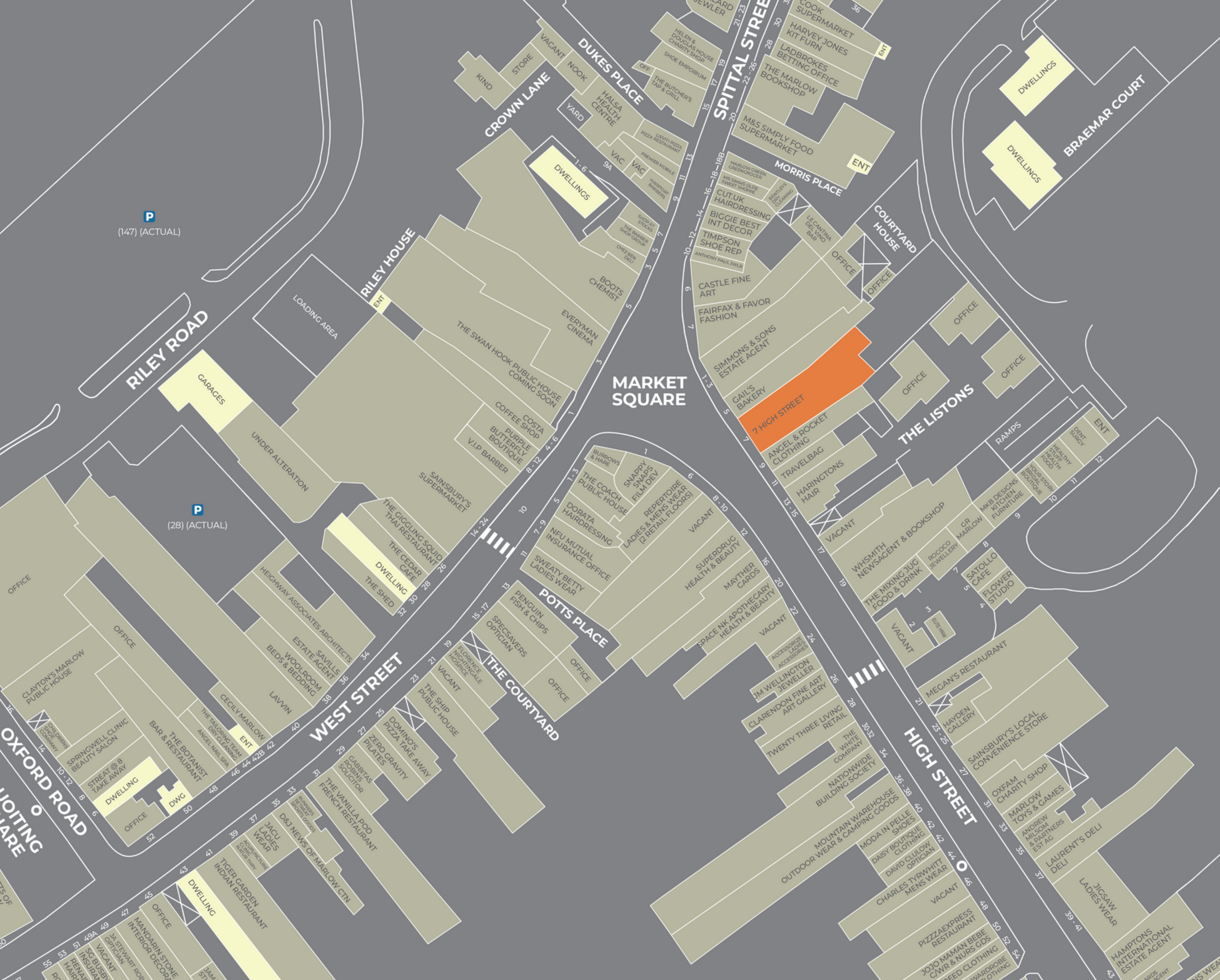
OCCUPATION 64.5% IN MANAGERIAL, PROFESSIONAL OR TECHNICAL OCCUPATIONS (46.5% NATIONALLY)



WORK FROM HOME 49% RESIDENTS WORK FROM HOME (31.5% NATIONALLY)



Data sources:
Office for National Statistics (Census 2021)
Experian Consumer Expenditure (District)



804 SPACES ACROSS 7 TOWN CENTRE CAR PARKS + 1 HOUR FREE STREET PARKING



2.5 MILES TO J8/9 OF M4
3.2 MILES TO J4 OF M40



0.6 MILES TO MARLOW TRAIN STATION



20.9 MILES TO HEATHROW AIRPORT



34 MILES FROM CENTRAL LONDON

GET IN TOUCH

green&partners
020 7659 4848
greenandpartners.co.uk

ADAM BINDMAN

07825 442413

adam.bindman@greenpartners.co.uk

BEN SYKES

07572 075103

ben.sykes@greenpartners.co.uk

Owned and managed by:

SORBON
ESTATES

For further information or to arrange an inspection please contact our agent.

Misrepresentation clause. These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. The information is compiled and given in good faith but without any responsibility whatsoever. Intending purchasers or tenants should not rely on them as statements or representations of fact. February 2024.