



**DRAKE
& COMPANY**

PROPERTY CONSULTANTS

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PROMINENT FREEHOLD FOR SALE - CLOSE TO TOWN CENTRE



THE PLOUGH

LITTLE MARLOW ROAD

MARLOW

SL7 1HA

FREEHOLD

OIRO

£485,000 + VAT

- *Prominent roadside location*
- *Situated in affluent Marlow, close to town centre*
- *Ground Floor area 1,400 sq ft with potential to extend (stp)*
- *Closing date for offers 28 February 2012*

LOCATION

Marlow is a charming historic town situated on the River Thames with an affluent resident population of 14,000.

The Plough occupies a prominent, highly visible, corner location only 300 metres from the centre of the town. The property is situated on Little Marlow Road which is the main road into Marlow from the A404 / M40.

PROPERTY

The Plough is predominantly a two-storey brick building under a tiled roof. The property provides the following accommodation:

Ground Floor	Main bar with character features
Basement	Second bar area Trade kitchen, & WC's
Basement	Beer cellar
First Floor	Private accommodation comprising 4 rooms, kitchen & bathroom
External	Small patio area to rear Car park 10 spaces

From our inspection and Promap we estimate that the site and property provide the following areas:

Site area	0.13 acre	526 sq m
Ground Floor Trading	1,066 sq ft	99 sq m
Ground Floor Ancillary	301 sq ft	28 sq m
Basement	151 sq ft	14 sq m
First Floor	581 sq ft	54 sq m
TOTAL AREA	2,099 sq ft	195 sq m

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The purchaser will be offered the opportunity to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

LEGAL COSTS

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



RATING ASSESSMENT

We have been verbally advised by the local rating authority that the current assessment is as follows:

Rateable value:	£21,500
Rates payable 2011/12	£9,310

Interested parties are advised to verify these figures with Wycombe District Council on 01494 461000.



TERMS

We are instructed to invite unconditional offers in the region of **£485,000** excluding VAT which will be payable.

VIEWING

For further information or an appointment to view contact **Warren Drake** of sole agents Drake & Company on **020 7495 7500** or **warren@drakeproperty.co.uk**

Misrepresentation Act 1967.

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that

(1)The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.

(2)The statements herein are made in good faith but without any responsibility whatsoever on the part of the vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or

otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

(3)The Vendor does not make or give and neither Drake & Company nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

(4)In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.

(5)Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.