



DESCRIPTION

A self contained first floor premises located in a prime location in Slough High Street neighbouring Burger King & Starbucks previously used as a hair salon but may suit a variety of uses subject to usual consent.

AMENITIES

- Prominent High Street location.
- Self contained entrance.
- Suitable for alternative uses, subject to planning consent.
- Signage opportunity to the front.

TERMS

Available on a new lease on terms to be agreed.

RENT

£14,000 per annum exclusive of utilities, service charge, business rates and building insurance.

EPC Asset rating D 98

BUSINESS RATES.

The billing authority is the Slough Borough of Slough
Rateable Value £9400 (2017)
Rates payable to be advised. Occupiers who qualify for small business relief may be entitled to full discount. Further details on application.

154a HIGH STREET SLOUGH BERKS SL1 1JP

Self contained first floor High Street premises to let.

May suit a variety of uses (subject to usual consents)

SIZES (all sizes are approx)

Main area 97.2 sq m (1046sq ft)

Toilet 2.61 sq m (28.9 sq ft)

Kitchen 3.6 sq m (38.75)

Room 6.1 sq m (65.7 sq ft)

Cupboard 1.8 sq m (19.4 sq ft)

Total 111.3 sq m (1198 sq ft)

LEGAL COSTS

Each party to bear their own legal costs in this matter.

VAT

All charges are quoted exclusive of VAT

LIMITATIONS

All sizes are approximate and not to be relied upon for any purposes. We recommend that ingoing tenants investigate all planning matters and uses and measure the premises.

VIEWING

Via Focus Commercial 01753 770124
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