



141 High Street Slough Berks SL1 1DH

A prime High Street retail premises available on a new lease



DESCRIPTION

Located in a prominent position neighbouring Vodafone and by Halifax Bank The premises are arranged over ground floor, basement and first floor.

ACCOMMODATION (all sizes approximate)

All sizes are approximate

<i>Area</i>	<i>Sq m</i>	<i>Sq ft</i>
Ground floor	94.8	1020.4
First Floor	23	246
Basement	70.2	756

TERMS

Available on a new lease on terms to be agreed at £45,000 per annum exclusive of utilities, business rates, building insurance, service charges and VAT (if/where applicable)

BUSINESS RATES

Rateable value £55000 (2017 rating list)

Rates payable We are advised that the rates payable for 2020 are £28,160

LEGAL COSTS

Each party will be responsible for its own legal and professional costs incurred.

EPC (asset rating)

TBA

V.A.T.

Unless otherwise stated, terms are exclusive of V.A.T where payable.

VIEWING

Strictly by appointment via Focus Commercial, telephone 01753 770124.

LIMITATIONS

Measurements are for guide purposes only and not to be relied upon for any purpose. Particulars have been collated using historic documentation and if offered without liability. We have not considered any planning, highway or environmental matters and buyers are recommended to verify all matters before incurring costs.

Further details and arrangements to view please contact FOCUS COMMERCIAL 01753 770124.

Email: kevin.nee@focuscommercial.com.

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