



LARGE PROMINENT TOWN CENTRE RESTAURANT/BAR TO LET



FORMER RICKSHAW ROAD, 3-4 WILLIAM STREET, SLOUGH, BERKSHIRE, SL1 1XY

- Fronts busy main road in the Town Centre.
- Gross internal area approx. 550 sq m (5,920 sq ft) over ground floor and first floor.
- Licensed to sell alcohol until 1:30am on Friday and Saturday.
- May suit alternative uses such as Retail, Office or Gym (subject to obtaining necessary consents).

AVAILABLE BY WAY OF A FREE-OF-TIE NEW LEASE – All terms to be negotiated
RENTAL OFFERS INVITED
SUBJECT TO CONTRACT

Location

The property is located within an area administered by Slough Borough Council within Slough Town Centre, approximately 32 kilometres (20 miles) west of central London. It front William Street, a busy vehicular road that leads on to the High Street from Wellington Street (A4).

A new 'double-decker' mixed use hotel and residential development lies opposite comprising 152 rooms dedicated to The Moxy Hotel and 92 suites to The Residence Inn. A new 64 unit apartment block also forms part of the new development.

Slough Railway Station lies approximately 350 metres to the north east which provides frequent and direct services into London Paddington Station with a journey time of around 13 minutes. Full Crossrail Services are expected to commence at this station in mid-2022.

A location plan is attached.

Description

The unit occupies the ground floor and part first floor of a four storey mixed use property. The upper parts were recently converted from office use to residential. The configuration of the premises is as follows:-

Ground Floor A large deep rectangular open plan trade area fitted with a single bar servery, an open grill kitchen and separate preparation kitchen to the rear. To one side is a raised trade area. A beer store and disabled WC are also located to the rear.

First Floor Occupying the rear section of the first floor are the male and female WC's, presented to a high standard. The first floor provides another large prep-kitchen and various storage areas in addition to residential staff accommodation..

A set of proposed layout floor plans are attached.

We have been advised that the property has the following approximate gross internal areas:-

Ground Floor	363.49 sq m (3,912 sq ft)
First Floor	186.71 sq m (2,010 sq ft)
Total	550.20 sq m (5,921 sq ft)

Services

We are advised that the property is connected to all mains services.

Licensing

The property benefits from a premises licence which permits the sale of alcohol during the following times:-

Monday to Wednesday	11:00 to 23:00
Thursday	11:00 to 00:00
Friday to Saturday	11:00 to 01:30
Sunday	12:00 to 00:30

Planning

We have been advised by Slough Borough Council that the property is not listed and nor does not lie within a Conservation Area.

Rating Assessment

The property is listed within the current (2017) Rating List as a Restaurant and Premises with a Rateable Value of £64,500.

Tenure

The property is offered by way of a new free of tie lease, all terms are to be negotiated.

Further Information & Viewing



Focus Commercial

Kevin Nee

Tel. 01753 770 124

Email. kevin.nee@focuscommercial.com

Or Joint Letting Agent

Anthony Alder, Panayiotis Themistocli or Charlie Craig of the joint-sole letting agents on Tel. 0207 836 7826 or Email. anthony.alder@agg.uk.com, panayiotis.themistocli@agg.uk.com or charlie.craig@agg.uk.com.

EPC

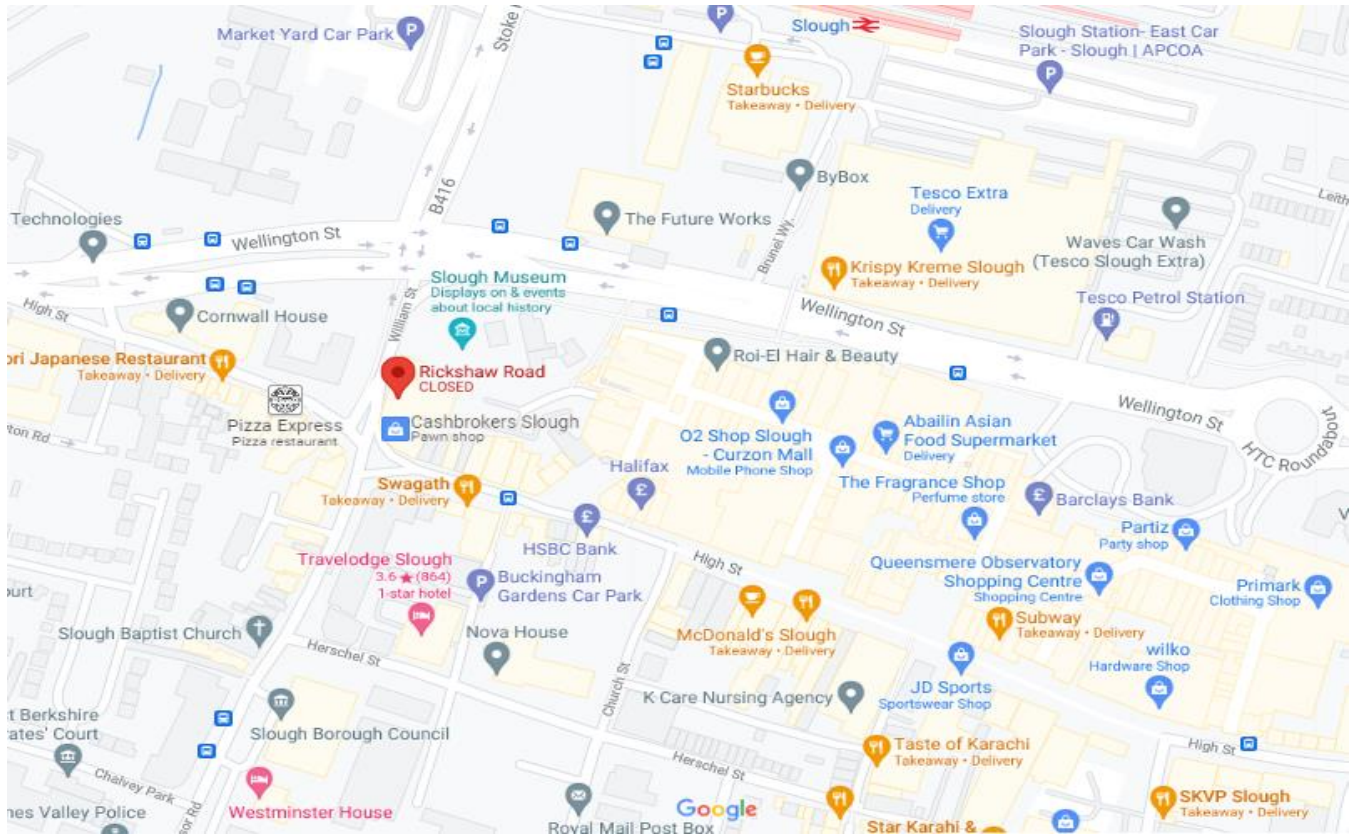
EPC Rating "C".

LIMITATIONS

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or as representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so in relation to the seller. Services, fittings and equipment have not been tested and no warranty is given. Yourself or your advisor should verify all property information. Please contact us before viewing the property, particularly if you are travelling some distance, we may then confirm if the property remains available and will be pleased to provide additional information.

Measurements are for guide purposes only and are offered for the purpose of assisting the prospective tenant in deciding whether to visit the property. Measurements may be from historic information and we recommend prospective tenants rely on their own measure.

Location Plan

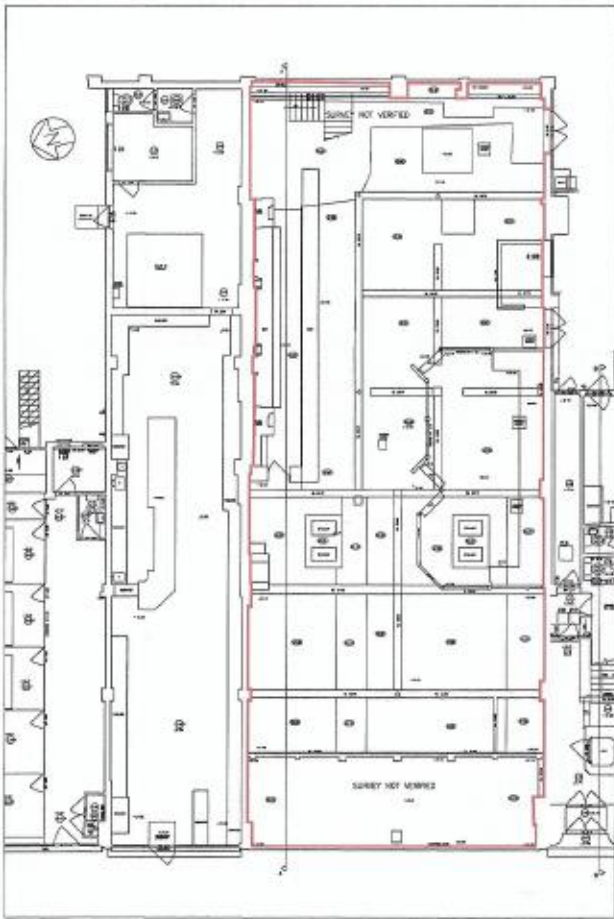


Google Maps. Not to scale - Provided for indicative purposes

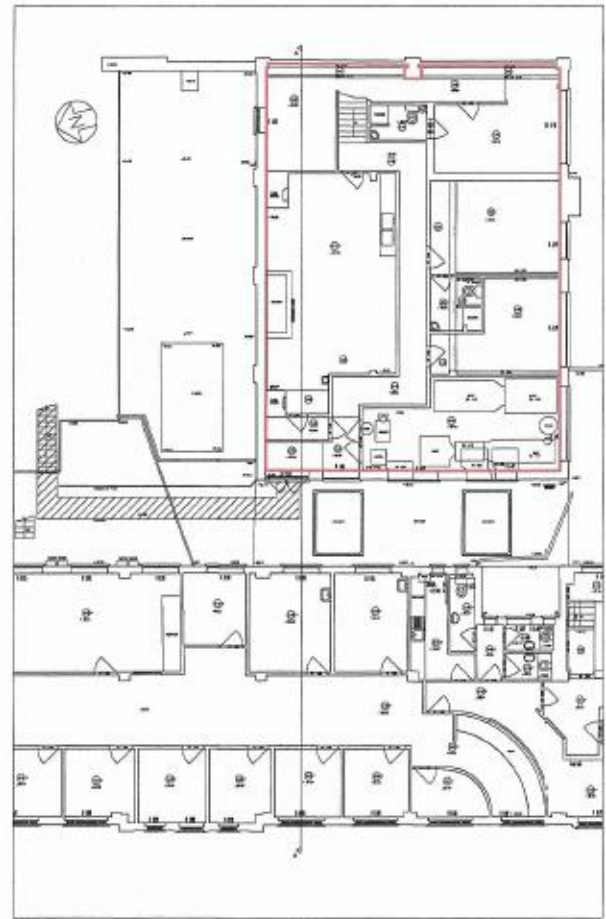
Historic Photo of Ground Floor Trading Area



Ground Floor & First Floor Plans



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Not to scale - provided for indicative purposes only.