

**Laburnham Guest House 569 London Road Brand Hill**  
**Berks SL3 8QE**

**FOR SALE**

**A freehold detached guest house premises located in a prominent location on the A4/London Road.**



The accommodation arranged over two floors comprises ten rooms, five ensembles, two kitchens, two family bathrooms, cloakroom, family shower room, The property features an enclosed courtyard garden and a front car park.



Illustration for identification purposes only, measurements are approximate, not to scale.

**EPC (asset ratings)** 56 D (copy of certificate available on request).

**PLANNING HISTORY & LICENSING** We recommend interested parties refer to the planning history which can be found using the planning portal <https://www.sbcplanning.co.uk/> using addresses 569 London Road Slough SL3 8QE. We understand that there is currently no HMO licence or planning consent for a large HMO. We recommend that you discuss the current situation with ourselves before proceeding further.

**TENANCY.** The premises is currently used for emergency housing albeit that the property may be sold subject to vacant possession. Further details are available on request.

**PRICE GUIDE.** £879,950,000 subject to contract. For the avoidance of doubt this is an asset sale.

**VIEWING** Strictly by appointment via Focus Commercial, telephone 01753 770124. [kevin.nee@focuscommercial.com](mailto:kevin.nee@focuscommercial.com)

**LIMITATIONS** Measurements are for guide purposes only and are offered for the purpose of assisting any prospective purchaser in deciding whether to visit the property. Some sizes are taken from historic documents and are not guaranteed. Please also check the licensing, environmental, highways and building control matters applicable to the property.