

Unit 5 WILLOW PARADE LANGLEY BERKS SL3 8HN PROMINENT RETAIL PREMISES TO LET ON A NEW LEASE



DESCRIPTION

A prominent lock up retail premises located in a busy parade nr the Harrow Market, Langley Railway Station and Langley College. Neighboring occupiers include Costa, Age Concern & Pizza Hut.

ACCOMMODATION (all sizes approximate)
Ground floor (GIA) approx. 95sq m (1022 sq ft)

TERMS

Available on a new lease on terms to be agreed.

RENT

Rent at £33,000 per annum exclusive of utilities, business rates, service charge and VAT (if/where applicable)

RATES

The current rateable value is £16,000 (1st April 2017 to present) Please verify via Slough Borough Council on 01753 772220

Further details and arrangements to view please contact FOCUS COMMERCIAL 01753 770124.
Email: kevin.nee@focuscommercial.com.

Code of practice for commercial leases. We recommend that prospective tenants seek professional advice from a qualified surveyor, solicitor or licenses conveyancer before agreeing or entering into a business tenancy.

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.

LEGAL COSTS

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

EPC

asset rating 96 D (copy of EPC available on request)

V.A.T.

Unless otherwise stated, terms are exclusive of V.A.T. if/where applicable.

PLANNING/USES

Alternative uses considered subject to usual consents.

Previous occupier was Nationwide Building Society under a former A2 use so presumed Class E. Please verify the planning/use class via Slough Borough Council Planning Dept.

VIEWING

Strictly by appointment via Focus Commercial, telephone 01753 770124.

LIMITATIONS

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.