

150-152 HIGH STREET, SLOUGH BERKS SL1 1JP
NEW PRIME HIGH STREET RETAIL TO LET ON A NEW LEASE



DESCRIPTION

A new prime lock up retail premises located opposite to the Queensmere shopping Centre and occupiers nearby include O2, Deichmann, Halifax & TSB

TERMS

Available on a new lease on terms to be agreed.

RENT

Rent at £55,000 per annum exclusive of utilities, business rates, service charge and VAT (if/where applicable)

RATES

The current rateable value is to be assessed. Please verify via Slough Borough Council on 01753 772220

ACCOMMODATION (all sizes approximate)

Ground floor (Net internal) approx. 143 sq m (1539 sq ft)

LEGAL COSTS

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

EPC asset rating to be advised. An epc will be instructed when the works are further advanced.

V.A.T.

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

PLANNING/USES

Retail Class E use. Please verify the planning/use class and conditions 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. We recommend prospective tenants rely on their own measure.

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.