

222-224 HIGH STREET, SLOUGH BERKS SL1 1JS
PRIME HIGH STREET RETAIL TO LET ON A NEW LEASE or MAY SELL



DESCRIPTION

A prime retail premises located on the pedestrianised part of Slough High Street opposite the Observatory Shopping Centre. National retailers nearby include Greggs and Iceland. The premises has rear parking and yard space.

TERMS

The ground floor is available on a new lease on terms to be agreed. The owners may consider a sale of the entire building to include two flats above. Further details on application.

RATES

The current rateable value April 2023 to present is £58,500. Please note that this is not the rates payable. Please verify via Slough Borough Council on 01753 772220

RENT

Rent at £65,000 per annum exclusive of utilities, business rates, service charge and VAT (if/where applicable)

ACCOMMODATION (all sizes approximate)

Ground floor (internal) approx. 212 sq m (2281 sq ft)

Rear yard and parking.

LEGAL COSTS

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

EPC the current asset rating is D83. Copy of certificate available on request.

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 as the approximate sizes may have been taken from historic documentation.

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