



60/62 High Street Slough Berks SL1 1EL
Freehold Retail & Office Investment



DESCRIPTION

A prominent ground floor retail premises with self-contained offices above arranged over the first & second floor. The ground floor shop was previously occupied by an optician and is now vacant. The offices above are let to a law firm.

ACCOMMODATION (all sizes approximate)

All sizes are approximate.

<i>Unit</i>	<i>Sq m</i>	<i>Sq ft</i>
Ground floor	82.72	890
First & Second floor offices	93	1001

TENANCY SCHEDULE.

<i>Floor</i>	<i>Tenant</i>	<i>Rent</i>	<i>Terms</i>	<i>Comments</i>
Entire ground floor)	Vacant			
1 st and 2 nd floor offices.	Dawn Solicitors	£12,000 pax	Lease outside the L & T act 1954 sec 2 (as amended) from 10 th May 2021 to and including 9 th May 2031. Rent review 10 th May 2026	

TERMS

Available as a freehold investment subject to the existing tenancy. We invite offers in the region of £485,000 exclusive of VAT if/where applicable.

LEGAL COSTS

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

EPC energy rating

Ground floor. 50B
Offices above 80D

V.A.T.

Unless otherwise stated, terms are exclusive of V.A.T where payable.

BUSINESS RATES

The rateable value for the ground floor is £19,000 April 2023-present.

VIEWING

Strictly by appointment via Focus Commercial, telephone 01753 770124.

LIMITATIONS

Measurements are for guide purposes only and not to be relied upon for any purpose. Particulars have been collated using historic documentation and if offered without liability. We have not considered any planning, highway or environmental matters and buyers are recommended to verify all matters before incurring costs.

Further details and arrangements to view please contact FOCUS COMMERCIAL 01753 770124.

Email: kevin.nee@focuscommercial.com.

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