



DESCRIPTION

A prominent shop premises located just off the High Street arranged over the ground floor and versatile basement.

AMENITIES

- Prominent location.
- New Lease
- Versatile basement.

TERMS

Available on a new lease on terms to be agreed.

RENT

£35,000 per annum exclusive of utilities, service charge, business rates, building insurance and VAT.

EPC

Asset rating 82 D

BUSINESS RATES.

The billing authority is the Slough Borough of Slough

Rateable Value £11,250 (1st April to present)

Please note this is not the rates payable and small business relief may apply.

1 Church Street, Slough SL1 1PQ

PROMINENT SHOP PREMISES (class E uses)

SIZES (all sizes are approx)

Ground floor area is 651 sq ft (60.5 sq m)

Basement area is 578 sq ft (53.7 sq m)

Total 1229 sq m (114.2 sq ft)

Alternative uses may be considered stpp.

LEGAL COSTS

Each party to bear their own legal costs in this matter.

VAT

All charges are quoted exclusive of VAT

LIMITATIONS

All sizes are approximate and not to be relied upon for any purposes and we recommend tenants take their own measurements. We recommend that ingoing tenants investigate all planning matters and uses.

VIEWING

Via Focus Commercial 01753 770124
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