



136 & 136A Lower Lower Cippenham Lane Cippenham Slough Berks SL1

5EA

Freehold Shop, Flat above & block of garages to the rear.



DESCRIPTION

A freehold shop with self-contained flat above and a block of garages to the rear for sale freehold subject to the existing tenancies.

ACCOMMODATION (all sizes approximate)

All sizes are approximate.

<i>Unit</i>	<i>Sq m</i>	<i>Sq ft</i>
Ground floor	72.8	784
First & Second floor flat	74	797
Garages block	172	1851

TENANCY SCHEDULE.

<i>Floor</i>	<i>Rent</i>	<i>Terms</i>
Ground Floor	£14,400 pax	15 years from April 2022 Tenant option to break on 6 months notice.
Flat above	£1000 pcm excl	AST
Garage (three double)	£820 pcm excl	Awaiting documentation.

TERMS

Available as a freehold investment subject to the existing tenancies. May divide.

LEGAL COSTS

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

EPC energy rating

Ground floor. 106 E

Flat above 59 D

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 £8,600 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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