



1 MACKENZIE STREET SLOUGH BERKS SL1 1XQ

FREEHOLD VACANT SHOP PREMISES

TERMS

Available freehold at £500,000 exclusive of VAT (if/where applicable)

LEGAL COSTS

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

PLANNING CONSENT

The former occupier was Greggs bakery. Please make your own enquiries via Slough Borough Council planning dept.

VAT

All figures are quotes exclusive of VAT (if/where applicable).

LIMITATIONS

All sizes are approximate and not to be relied upon for any purposes. Sizes are taken from the Valuation Office Agency. Buyers will make their own planning, environmental and highway enquiries.

VIEWING

Via Focus Commercial 01753 770124
kevin.nee@focuscommercial.com

DESCRIPTION

A prominent freehold retail premises previously occupied by Greggs, arranged over ground floor and basement and two further floors above. The premises is located by the corner of Slough High Street and the easterly entrance to the Queensmere Shopping Centre.

EPC Energy ratings

84D (certificate available on request)

BUSINESS RATES.

The billing authority is Slough Borough Council
The rateable value is £19,250 (April 2023-present)

SIZE (excluding toilets)

Floor	Sq ft	Sq m
basement	360.6	33.5
ground	397.8	36.96
first	294.3	27.34
second	308.9	28.7

All sizes are approximate.

We have not inspected the basement.