



Unit 3, 10-14 HIGH STREET SLOUGH SL1 1EE

GROUND FLOOR PREMISES TO LET

SIZES (all sizes are approx.)

446 sq ft (41 sq m)
Including sales area, kitchen and toilet

LEGAL COSTS

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

VAT

All prices are exclusive of VAT if/where applicable.

BUSINESS RATES

The Rateable value is £9,200 (2023-present)
Occupiers are recommended to investigate whether they qualify for any small business relief.

EPC asset rating 84D (certificate available on request)

LIMITATIONS

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

VIEWING

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

DESCRIPTION

A prominent ground floor premises located on a highly visible High Street/A4 Bath Road location available on a new lease on terms to be agreed.

AMENITIES

- Class E uses
- Electric roller shutters.
- Kitchen and toilet facilities

TERMS

Available on a new lease on terms to be agreed.

RENT

Guide £12,000 per annum exclusive of utilities, business rates, service charge and VAT (if/where applicable)