

**118 NURSERY ROAD, TAPLOW, BERKS, SL6 0JU**

***Freehold shop for sale***



## **DESCRIPTION**

Freehold Lock up shop located in a shopping parade off Lent Rise Road, close to the A4 and Sainsburys store in a popular residential area,

## **ACCOMMODATION** (all sizes approximate)

The premises comprise a ground floor shop.  
Sales area 57.5 sq m (619 sq ft)  
Kitchen 1.87 sq m (20 sq ft)  
Toilet 1.97 sq m (21.2 sq ft)  
Total area approx. 61.3 sq m (660.2 sq ft)

## **TERMS**

Available freehold at £199,950 exclusive  
The flat above is sold off on a long lease  
99 years from 28.1.2014

## **RATES**

Please make your own enquiries via Slough Borough Council on 01753 552288

## **LEGAL COSTS**

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

## **BUSINESS RATES**

Rateable value April 2023-present £10,750

## **V.A.T.**

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

## **EPC**

Current asset rating 72C TBA

## **PLANNING**

Prospective tenants are advised to make their own enquiries regarding current and future planning consents and uses.

## **VIEWING**

Strictly by appointment via Focus Commercial, telephone 01753 770124.

## **LIMITATIONS**

Measurements are for guide purposes only and are offered for the purpose of assisting the prospective tenant in deciding whether to visit the property.