# focus commercial

# 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.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or as representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so in relation to the seller. Services, fittings and equipment have not been tested and no warranty is given. Yourself or your advisor should verify all property information. Please contact us before viewing the property, particularly if you are travelling some distance, we may then confirm if the property remains available and will be pleased to provide additional information.