



26 High Street Slough Berks SL1

A selection of newly converted lock up shop premises available on new leases.



DESCRIPTION

Occupying a prominent location on the Westerly end of Slough High Street a selection of shops with new shop fronts, toilet and kitchenettes.

ACCOMMODATION (all sizes approximate)

<i>Shop No</i>	<i>Size in Sq M</i>	<i>Size in Sq Ft</i>	<i>Rent per annum exclusive of business rates, utilities, insurance and VAT (if/where applicable)</i>
26a	99.45 incl basement	1070.5	£21,500
26b	26.69	287.29	£16,000
26c	45.39	488.57	£25,000
26d	45.8	492.99	£25,500
26e	48.64	523.56	£26,500
26f	28.02	301.6	LET AGREED
26g	59.65	642	£30,000

TERMS

Each unit is available on a new lease on terms to be agreed. We regret that hot food takeaway uses are not considered on these premises.

LEGAL COSTS

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

EPC energy rating

Prior to the area being divided the energy rating was 53C

V.A.T.

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

BUSINESS RATES

The rateable value is to be advised as the VOA will be asked to split the rates into the individual shop units.

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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