

**33 WILLOUGHBY ROAD, LANGLEY BERKS, SL3 8JH**  
**FREEHOLD SHOP, FLAT ABOVE, GARDEN & TWO GARAGES**



## DESCRIPTION

A freehold hot food takeaway with a flat above, rear outbuilding, garden and two garages. The property occupies a corner position in a predominantly residential location within close proximity of High Street Langley.

## ACCOMMODATION (all sizes approximate)

The premises comprise a ground floor shop.  
Ground floor 47 sq m (506 sq ft)  
First Floor flat 42 sq m (451 sq ft)  
Outside lean to covered area.  
Brick stores.  
Garden  
Two garages.

## TERMS

Available freehold at £420,000 exclusive  
Subject to vacant possession and contract.

## BUSINESS RATES

The ground floor has a rateable value (April 2023-present) at £5200  
The flat will be subject to council tax  
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.

## V.A.T.

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

## EPC

Current asset rating 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.