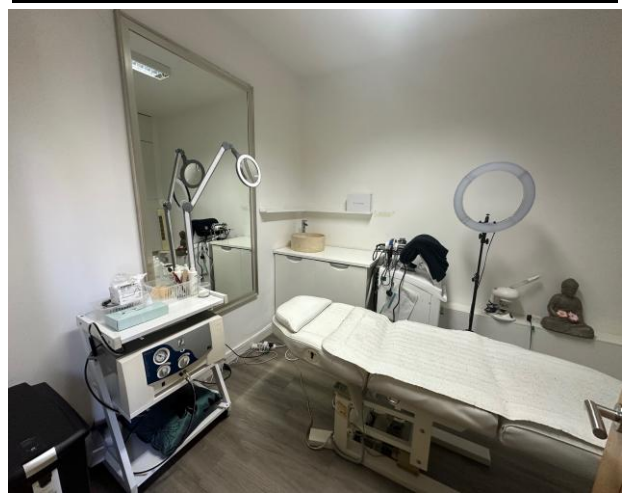




Slough Road Datchet Berks SL3 9AT

FOR SALE

A vacant freehold double fronted commercial premises with 2 flats above sold off on long leases.



The ground floor was recently operated as a beauty clinic and comprises reception, office, three treatment rooms, shower room, kitchen and toilet. Adjacent and with a self-contained entrance is a hair salon with an additional versatile ancillary room behind.

ACCOMMODATION:

The commercial premises comprises.

Reception/waiting area as photographed.

Office

Three treatment rooms

Kitchen

Toilet

Shower room

Front hair salon

Ancillary/Treatment room behind.

Patio garden

Rear versatile store/utility room.

Net floor area 78.6 sq m (846 sq ft) All sizes are approximate.

EPC:

Asset ratings: TBA

PLANNING:

Planning history may be available through the RBWM Council planning portal.

BUSINESS RATES

2A Club Building Rateable Value £11,750 (2023-present)

2B Club Building Rateable Value £4850 (2023-present)

Small business relief may apply. Further details on application.

TERMS

Available collectively on a freehold basis. Price guide is £359,950,000 exclusive.

The flats above have been sold off on long leases. Terms available on request

V.A.T.

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

VIEWING

Further details and arrangements to view are strictly by appointment via Focus Commercial, please telephone Kevin Nee on 01753 770124. Email: kevin.nee@focuscommercial.com.

LIMITATIONS

Measurements are for guide purposes only and are offered for the purpose of assisting any prospective purchaser in deciding whether to visit the property. Buyers are recommended to take their own measurements and investigate planning consents and use.