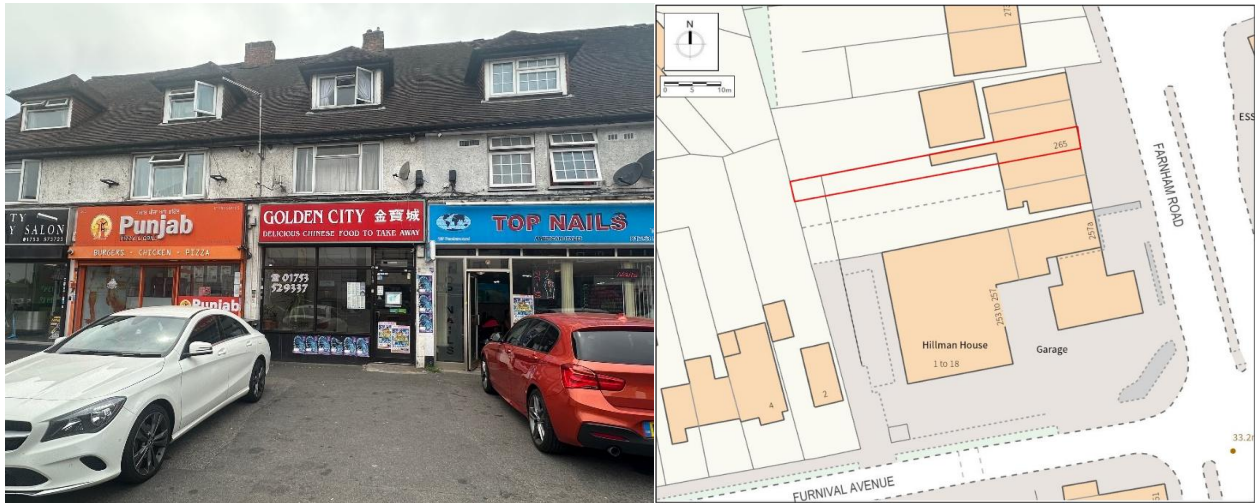




265 Farnham Road Slough Berks SL2 1HA
Freehold Shop, Flat above & rear yard.



DESCRIPTION

A freehold shop with a duplex flat above and a deep rear yard/parking area for sale subject to the existing tenancy.

ACCOMMODATION (all sizes approximate)

All sizes are approximate. (gross internal)

<i>Unit</i>	<i>Sq m</i>	<i>Sq ft</i>
Ground floor (inc rear store)	72.56	781.03
First & Second floor flat	68.54	737.76

TENANCY SCHEDULE.

<i>Floor</i>	<i>Rent</i>	<i>Terms</i>
Ground Floor & split level flat above	£23,500 pax	10 years from 2025 (TBC) Open market rent reviews on the 1 st October 2030 & 2035

TERMS

Available as a freehold investment subject to the existing tenancy.

LEGAL COSTS

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

EPC energy rating

Ground floor. 67C

Flat above 59 D

V.A.T.

Unless otherwise stated, terms are exclusive of V.A.T where payable. We are verbally advised that VAT is not currently charged on the rent.

BUSINESS RATES

The rateable value for the ground floor is £10,500 (April 2023-present).

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.

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.