



## **UNIT 4, 1/7 HIGH STREET SLOUGH SL1 1DY**

## **HIGH STREET RETAIL/OFFICE UNIT**

### **SIZES (all sizes are approx.)**

75 sq m (807 sq ft)

### **LEGAL COSTS**

Each party to bear their own legal costs in this matter.

### **VAT**

All figures are quoted exclusive of VAT

### **LIMITATIONS**

All sizes are approximate and not to be relied upon for any purposes. We recommend that incoming tenants investigate all planning matters and uses and rely on their own measure.

### **VIEWING**

Via Focus Commercial 01753 770124  
[enquiries@focuscommercial.com](mailto:enquiries@focuscommercial.com)

### **DESCRIPTION**

A prominent ground floor shop/office located at the western end of Slough High Street/A4 Bath Road with one car parking space.

### **TERMS**

New Lease on terms to be agreed at a rent of £20,000 per annum exclusive.

### **BUSINESS RATES**

Rateable value 2023-present £14,500

**EPC asset rating 91 D** (certificate available on request)