



107 HIGH STREET SLOUGH BERKS SL1 1DH

PROMINENT SHOP PREMISES
(class E uses) we regret no food uses.

SIZES (all sizes are approx)
Floor area is 692 sq ft (64.3 sq m)

Alternative uses may be considered stpp.

LEGAL COSTS

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

VAT

All charges are quoted exclusive of VAT

LIMITATIONS

All sizes are approximate and not to be relied upon for any purposes and we recommend tenants take their own measurements. We recommend that ingoing tenants investigate all planning matters and uses. Sizes quoted are from historic information and not verified.

VIEWING

Via Focus Commercial 01753 770124
enquiries@focuscommercial.com

DESCRIPTION

A prominent shop premises currently occupied by a popular beauticians available on a new lease on terms to be agreed.

AMENITIES

- Prominent High Street location.
- New Lease
- Kitchen and toilet facilities.
- Opportunity to acquire fixtures and fittings from the outgoing tenant and benefit from their original out by separate negotiation.

TERMS

Available on a new lease on terms to be agreed.

RENT

£28,000 per annum exclusive of utilities, service charge, business rates, building insurance and VAT.

EPC A

Asset rating D 89

BUSINESS RATES.

The billing authority is the Slough Borough of Slough

Rateable Value £21,000 (1st April to present)

Please note this is not the rates payable.