



## 2 Observatory Shopping Centre Slough SL1 1XY

### PROMINENT SHOP PREMISES

### SIZES (all sizes are approx)

Retail area approx. 89.3 sq m 961 sq ft.

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](mailto:enquiries@focuscommercial.com)

### DESCRIPTION

A return frontage shop premises located fronting Slough High Street on the corner of the Observatory Shopping Centre. The Observatory is anchored by Primark, TK Max & Jobcentre Plus

### AMENITIES

- Prominent location.
- New Lease
- Former coffee shop

### TERMS

Available on a new lease on terms to be agreed.

### RENT

£40,000 per annum exclusive of utilities, service charge, business rates, building insurance and VAT.

### EPC

Energy rating 58C

### BUSINESS RATES.

The billing authority is the Slough Borough of Slough

Rateable Value £16,500 (1<sup>st</sup> April 2023 to present)

Please note this is not the rates payable.