focus COMMERCIAL

254a Scafell Road Slough Berks SL2 1TZ

SHOP PREMISES AVAILABLE ON A NEW LEASE.

SIZES (all sizes are approx)

290 sq. ft. (27 sq. m)

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 ingoing tenants investigate all planning matters and uses. We recommend the Tenants measure the premises.

VIEWING

Via Focus Commercial 01753 770124
kevin.nee@focuscommercial.com

DESCRIPTION

A vacant ground floor shop premises located on a neighbourhood parade serving a large housing estate and neighbouring Slough trading estate.

TERMS

Available by way of a new lease on terms to be agreed at £7,500 per annum exclusive of utilities, service charges, building insurance and business rates etc.

EPC (available on request)
asset rating D 76

BUSINESS RATES.

The billing authority is the Slough Borough Council 01753 875307
Rateable Value £5200 (2017)
Rates payable Presuming the tenant qualifies for small business relief they may be entitled to 100% relief. Details on application.

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.