

PROMINENT CLASS E FREEHOLD FOR SALE

SLOUGH

118 HIGH STREET

Description

Slough, located in Berkshire, it offers residents a balanced combination of urban convenience and suburban comfort. Positioned about 20 miles (32 kilometres) west of central London, Slough boasts excellent road and rail connections.

The former NatWest property is situated in a good secondary position within Slough town centre on the High Street, benefiting from nearby retailers such as **Boots, Nandos, Deichmann, McDonalds, WHSmith, One Below, Greggs, Lloyds** and **JD Sports**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over a ground floor banking hall and first, second, third and fourth floors, providing the following approximate areas:

Ground Floor Sales	1,961 sq. ft. (182.18 sq. m)
First Floor Ancillary	2,247 sq. ft. (208.75 sq. m)
Second Floor Ancillary	1,851 sq. ft. (171.96 sq. m)
Third Floor Ancillary	1,604 sq. ft. (149.02 sq. m)
Fourth Floor Ancillary	1,196 sq. ft. (111.11 sq. m)
Total	8.859 sq. ft. (823.02 sq. m)

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£785,000**.

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£31,500
UBR (24/25)	0.546p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C 64. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Will Civil **07950 700182**
will.civil@greenpartners.co.uk

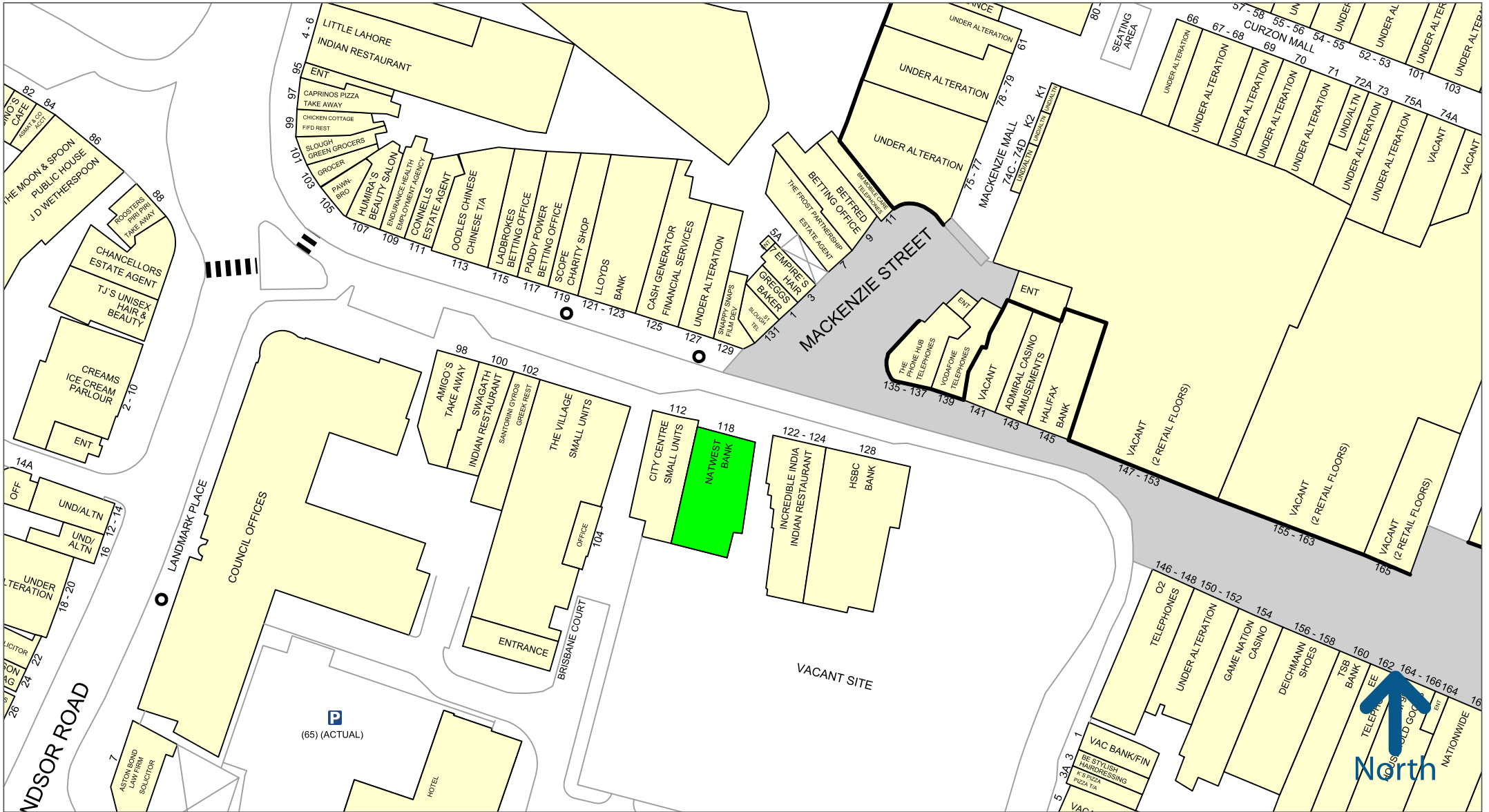
Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.





50 metres

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Created By: Green and Partners

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