

High Street Retail Unit to Let



3,527 sq ft (327.67 sqm)

72 High Street,
Slough,
SL1 1EL



James Clark / 07947 449372

Location

The property is situated on a prominent trading location on the south side of the High Street, separated by Windsor Road from the prime pedestrian pitch to the east.

Slough train station is located a 5-minute walk to the north.

Description (approx. Net Internal Areas)

Open Plan ground floor unit with upper parts and rear car parking.

Ground Floor: 2,005 sq ft (186.4 sq m)
Rear Store: 35 sq ft (3.2 sq m)
1st Floor Storage: 640 sq ft (59.5 sq m)
1st Floor Show-Room: 850 sq ft (79 sqm)
Total: 3,527 sq ft / ITZA: 1,034 sq ft
Gross Frontage: 29 ft (8.9 m)
Net Frontage: 27 ft (8.2 m)
Depth 76 ft 6 ins (23.3 m)

Use Class

Class E

Terms

Rent: Upon Application

The rent is exclusive of business rates, service charges and insurance and plus VAT.

The unit is available on a new effective full repairing and insuring lease with terms to be agreed by negotiation direct with the Landlord.

Business Rates

The billing authority is Slough Council.

Rateable Value: £41,000

Rates Payable: £20,459

We suggest these amounts, are verified by contacting the rating officer at the billing authority directly.

VAT

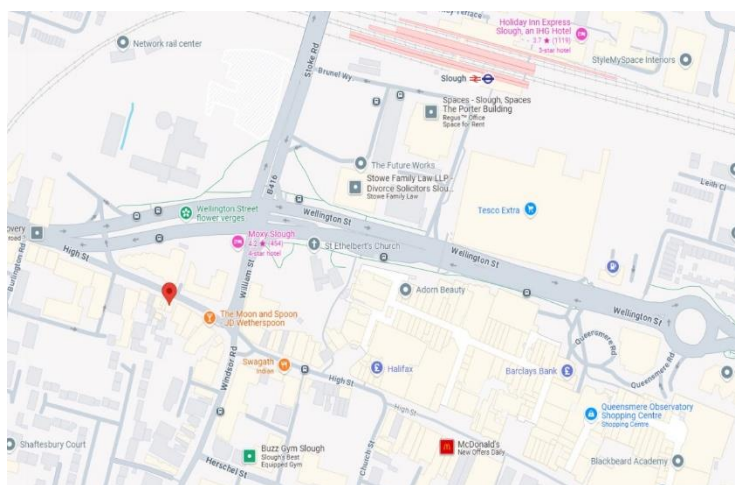
The property is not elected to pay VAT

Amenities

- 6 car parking spaces to the rear
- Proximity to Slough Station
- Open plan retail space
- Kitchenette

EPC

To be confirmed



Viewings and further information



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