

KEMPTON

CARR

CROFT

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SMALL LOCK UP SHOP WITH CATERING USE

TO LET

224 sq ft (20.8 sq m)



401 Bath Road
Slough | SL1 5QL

- No Business Rates for Qualifying Occupiers
- Prominent Position on Bath Road
- EPC Rating: E

Further services

Building surveying | Building defects and environmental analysis | Public sector consultancy | Valuations | Lease renewals and rent reviews
Land sales, planning and development | Landlord and tenant services | Commercial property agency & acquisitions | Expert witness & litigation
Project management and contract administration | Leasehold advisory | Commercial and residential property management | LPA receivership

Location

The premises are prominently located on the A4 Bath Road towards its eastern end, close to the junction with Elmshott Lane and within ¼ mile of junction 7 of the M4. Slough Trading Estate is close by and there are a number of local retailers including Halfords, Dreams and Lancaster Jaguar/Rover dealership.

Description

The premises comprises of a small shop with catering consent for hot food takeaway and snack bar with cooking and preparation area plus seating for 8-10 customers plus WC.

Forecourt parking at the front for 2 vehicles.

PLEASE NOTE: the property does not have a gas supply.

Amenities

- Semi-fitted
- Seating Area Providing
- Immediately Available

Terms

The premises are available on a new lease for a term of 5 years subject to a mutual break at the 3rd anniversary and outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Rental: £8,500 per annum exclusive

Accommodation

Approximate floor areas (NIA):

Ground Floor Area	224 sq ft
TOTAL	224 sq ft (20.8 sq m)

Business rates

Rateable Value: £3,000

Qualifying occupiers will be entitled to 100% Business Relief subject to qualifying

Viewing

For viewing and further information please contact sole agents:

Kempton Carr Croft

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