

**EXTREMELY RARE OPPORTUNITY TO ACQUIRE A 2 BEDROOM
RESIDENTIAL PROPERTY & SELF CONTAINED BODY SHOP WITH
SECURE YARD**

FOR SALE



Residential: 852 Sq. Ft. (78.97 Sq. M.)

Bodyshop/Workshop: 1,940 Sq. Ft. (180.23 Sq. M.)

2 Belgrave Road

SLOUGH

Berkshire

SL1 3RE

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

This bespoke property is located in a popular residential road and is within easy walking distance of Slough High Street providing a comprehensive range of shopping facilities with Slough mainline/crossrail railway station providing direct links to London Paddington.

Description

An extremely unique and rare opportunity to acquire the freehold of a two bedroom end of terrace property with a self contained yard and bodyshop/workshop premises.

The current gross rental income for the residential accommodation equates to £1,050 per calendar month. It is intended to provide vacant possession.

Terms

The freehold is available at £795,000.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Our client will require their legal costs to be paid in the event the purchaser withdraws.

VAT: to be confirmed.

Energy Performance Rating

Residential: E-53

Commercial: E-99

Title Number

BK227289

Accommodation

2 Bedroom House – Approx 850 Sq. Ft. (78.97 Sq. M.)

- Two bedroom end terrace house
- Two reception rooms
- Two double bedrooms
- Spacious bathroom
- Kitchen with lean to
- Parking
- No chain

Bodyshop / Workshop Premises (GIA) – 1,940 Sq. Ft. (180.23 Sq. M.)

- Self contained parking/yard area
- Spray Booth & Paint Room with Manual Roller Shutter Door
- Workshop area with Electric Roller Shutter Door
- 2 x store areas
- Office area
- Kitchen facility
- 3 phase power
- Strip lighting
- External extraction & compressor
- WC facility
- CCTV
- Hours of use restrictions apply
- Bodyshop equipment available by separate negotiation

Rateable Value/Council Tax 2021/2022

The billing authority is Slough Borough Council.

Rateable Value: £12,000 (Small Business Rates Relief may apply).

Council Tax Band: B

We suggest these amounts, and actual rates payable, are verified by contacting the ratings officer at the billing authority directly.

Viewing and further information

Maria Hoadley

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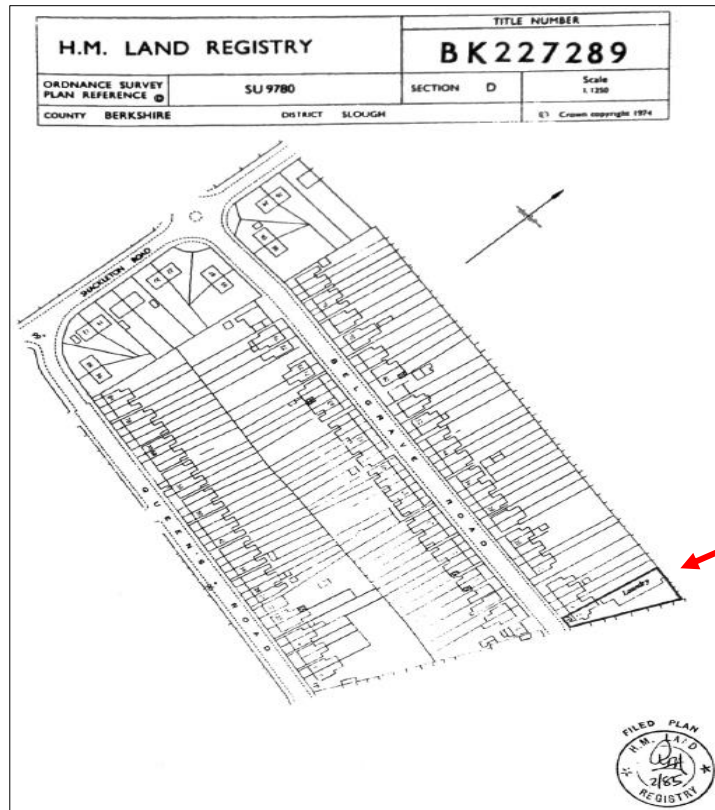
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