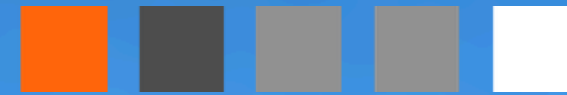


# MIXED-USE PARADE INVESTMENT



1-11 Station Rd, Cippenham, Slough, SL1 6JJ



**Prideview**  
GROUP





REAR ELEVATION

## INVESTMENT SUMMARY

- Freehold, mixed-use parade arranged over two storeys
- Includes six ground-floor retail units, six office suites above, a self-contained flat plus a car park including a car wash and parcel lockers to the rear
- Passing rent of £266,600 p.a. including a top-up for three vacant office units
- Potential for residential conversion under PD (subject to necessary consent)
- Situated in Cippenham, one of Slough's most established residential suburbs

## PROPOSAL

Offers in excess of £3,500,000 for our client's freehold interest, quoting a 7.6% GIY.



OFFICE SUITE



## LOCATION

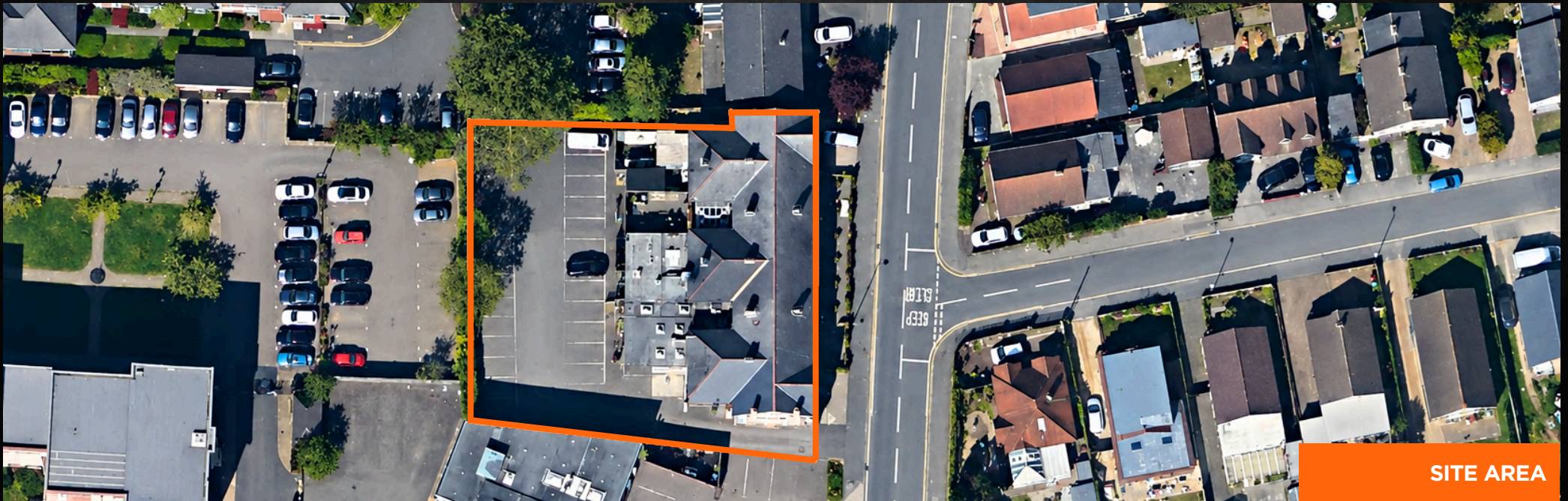
Cippenham is a popular and established residential suburb of Slough, benefiting from excellent connectivity via Burnham Railway Station (Elizabeth Line) and the nearby M4 motorway. The area serves a large residential catchment and is well positioned within the Thames Valley, with easy access to Slough town centre, Heathrow Airport and Central London.

## TRANSPORT LINKS

- | Burnham Station - **0.2m** (Elizabeth Line to Central London)
- | Slough Station - **2.9m** (Elizabeth Line and Great Western)
- | Heathrow Airport - **9.5m**
- | M4 Junction 7 - **0.7m**

## DEMOGRAPHICS FOR SLOUGH

- | Population - **c.158,000**
- | Households - **c.53,000**
- | Median Salary - **£42,000 p.a.**
- | Local Trading Estate - **Employs c.20,000 people**



SITE AREA

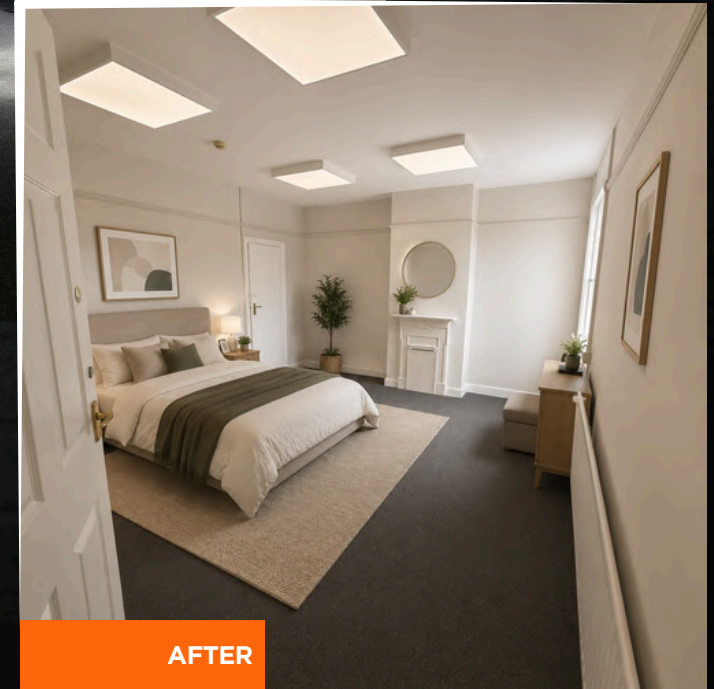
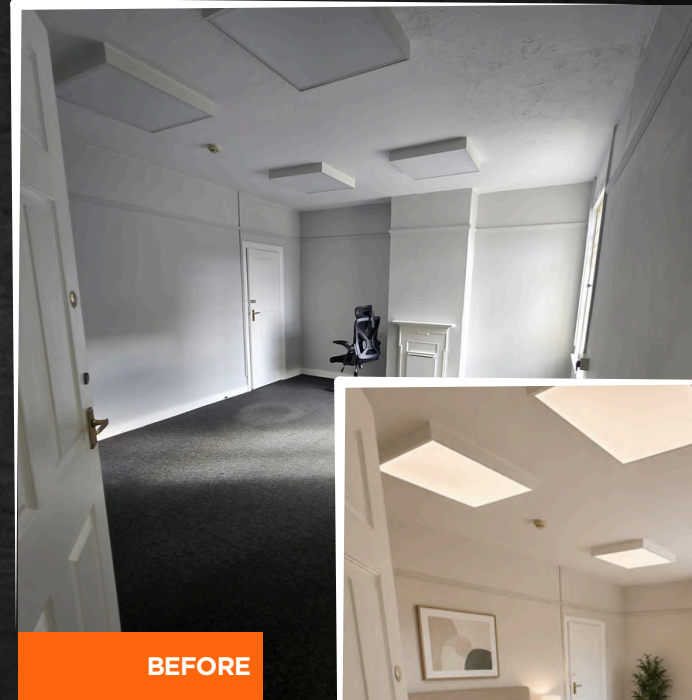
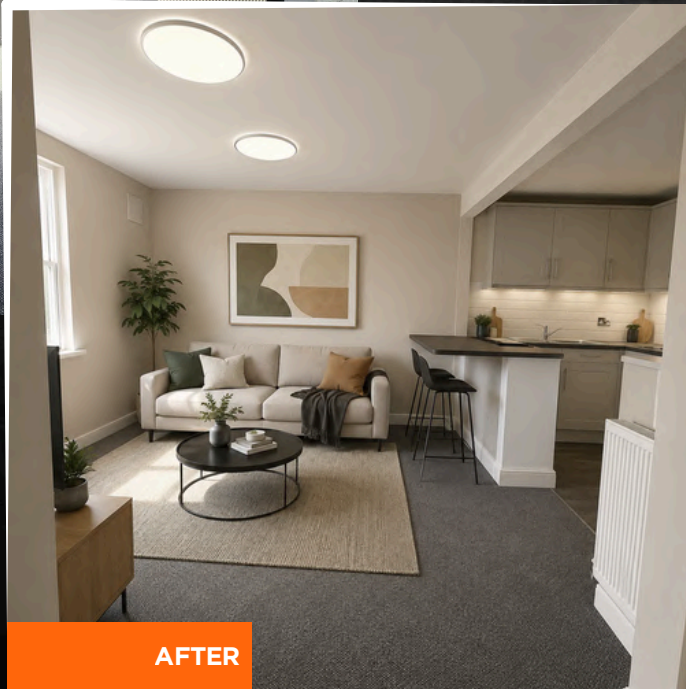


# PERMITTED DEVELOPMENT (PD) SCOPE

The parade sits outside any Conservation Area and is not subject to a site-specific Article 4 Direction, there is therefore an opportunity to develop the upper floors to residential use, subject to the necessary approvals.

## OFFICE ACCOMODATION

**C.3,600 SQ FT**



# TENANCY SCHEDULE

| No.                           | Floor        | Type                | Tenant                                                | Sq Ft             | Expiry                         | Rent P.A.    |
|-------------------------------|--------------|---------------------|-------------------------------------------------------|-------------------|--------------------------------|--------------|
| 1 Station Road                | Ground Floor | Barber Shop         | A Cut Above Barbers Limited                           | 475               | 7 <sup>th</sup> September 2030 | £13,700      |
| 3,5,7 & 9 Station Road        | Ground Floor | Restaurant & Retail | Chor Bazaar Restaurants Ltd                           | 3,225             | 4 <sup>th</sup> January 2034   | £100,000     |
| 11                            | Ground Floor | Vape Store          | Electronic Cigarette Company (UK) Limited             | 713               | 14 <sup>th</sup> June 2028     | £13,000      |
| 1A, Room 1,2 & 3 Station Road | First Floor  | Tattoo Parlour      | Piotr Przybylski T/A Przybylski Tattoos               | 734               | 31 <sup>st</sup> December 2026 | £14,500      |
| 3A Station Road               | First Floor  | Pilates Studio      | Rkore Ltd                                             | 1,066             | 18 <sup>th</sup> June 2028     | £27,000      |
| 5-7A, Room 1 Station Road     | First Floor  | Accountants         | ABMO Accountants Ltd                                  | 269               | 1 <sup>st</sup> June 2029      | £8,400       |
| 5-7A, Room 2 Station Road     | First Floor  | Offices             | Loop Distributions Ltd                                | 269               | 1 <sup>st</sup> June 2027      | £8,400       |
| 5-7A, Room 3 Station Road     | First Floor  | Offices             | Vacant<br>(12-Month Rental Top-Up Provided by Seller) | 215               | -                              | £7,800 (ERV) |
| 5-7A, Room 4 Station Road     | First Floor  | Offices             | Vacant<br>(12-Month Rental Top-Up Provided by Seller) | 215               | -                              | £6,600 (ERV) |
| 5-7A, Room 5 Station Road     | First Floor  | Offices             | Vacant<br>(12-Month Rental Top-Up Provided by Seller) | 97                | -                              | £6,000 (ERV) |
| 9A Station Road               | First Floor  | Dentist             | Flora Orthodontics Ltd                                | 753               | 14 <sup>th</sup> June 2028     | £27,600      |
| 11A                           | First Floor  | 1-bed Flat          | Staples & King                                        | 484               | Assured Periodic Tenancy       | £15,600      |
| Car Park                      | Ground Floor | Parcel locker*      | Amazon                                                | N/A               | New 3 year lease               | £3,000       |
| Car Park                      | Ground Floor | Parcel locker*      | InPost                                                | N/A               | New 3 year lease               | £3,000       |
| Car Park                      | Ground Floor | Car Wash*           | TBC                                                   | 10 Parking spaces | New Lease TBC                  | £12,000      |
| TOTAL RENTAL INCOME           |              |                     |                                                       |                   |                                | £266,600     |

Please note all measurements sourced from Valuation Office Agency and EPC

\* These terms have been agreed and are to be executed on completion





FIRST FLOOR INTERNAL IMAGES





# PROPOSAL

Offers in excess of £3,500,000 for our clients' freehold interest, quoting a 7.6% GIY.

# TENURE

The property is held in six freehold titles: **BK232674**, **BK176896**, **BK245567**, **BK237420**, **BK381879** and **BK293071**.

# VAT

The property is elected for VAT.  
The sale will be treated as a Transfer of a Going Concern (TOGC)

# VIEWINGS

Access can be arranged with the appointed sole agents.

# ANTI-MONEY LAUNDERING (AML)

The successful purchaser will be required to provide documentation to satisfy the current AML legislation.

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