FOR SALE

4,026 Sq.Ft. (374.02 Sq.M.)

The Old Library Site, High Street, Slough, SL1 1GZ

TOWN CENTRE RETAIL INVESTMENT OPPORTUNITY

- The Opportunity Comprises Of Two Let New Build Retail Units
- Loading Provision To Rear
- Income Generating
- 9.35% Gross Yield

KEMPTON
CARR
CROFT
PROPERTY CONSULTANTS

Windsor
01753 851251

THE OLD LIBRARY SITE,
HIGH STREET, SLOUGH, SL1 1GZ

Location

The Old Library development is located within the centre of Slough, the investment opportunity can be found at ground floor level adjoining the the Moxy and Residents Inn hotels, directly below the Novus Apartments. Positioned opposite the landmark Curve Library and within walking distance of the railway and bus station.

It fronts the High Street and is within close proximity to multiple national and independent retailers, restaurants, Queensmere and Observatory Shopping Centres.

Description

The accommodation can be found at ground floor level and comprises two retail units, with access to common rear hallway and loading provision with refuse area. There is no car parking allocation to the units.

Accommodation

	Sq.Ft.	Sq.M.
Unit 1	1,632	151.61
Unit 2	2,394	222.4
TOTAL (GIA)	**4,026**	**374.02**

Price

Offers for the investment are sought in the region of £725,000

Terms

The longlease of this investment opportunity is offered for sale, expiring 11th June 2273 , (approx 250 years unexpired), paying a peppercorn ground rent.

Both of the units are sublet on effective full repairing and insuring terms, drafted inside the security provisions of the LL&T Act 1954 part II amended.

Unit 1 is let to SMW Slough Limited T/A Heavenly Desserts, lease commencing 12th June 2023 for a term of 10 years, with an upward only rent review at the 5th anniversary of the lease term, to expire 4th June 2033, there is a tenant only break clause at the 5th anniversary of the lease term. Rent level available upon request.

Unit 2 is let to Catering Furniture Ltd on a 10 year lease, to expire December 18th 2035, subject to an upward only rent review at the 5th anniversary of the term cap and collared at 2% & 4%, the lease is subject to a mutual break clause at the 5th anniversary of the lease. Rent level available upon request.

The lease terms of the tenants are unaffected by the sale of the long leasehold investment.

Anti-Money Laundering

To comply with our legal responsibilities as marketing agents, under Anti-Money Laundering law, it will be necessary for the successful purchaser to provide various documentation such as identification and proof of funds before the sale can progress, of which a small charge is affiliated.

Legal Costs

Each party to bear their own professional and legal costs incurred throughout the legal process.

VAT

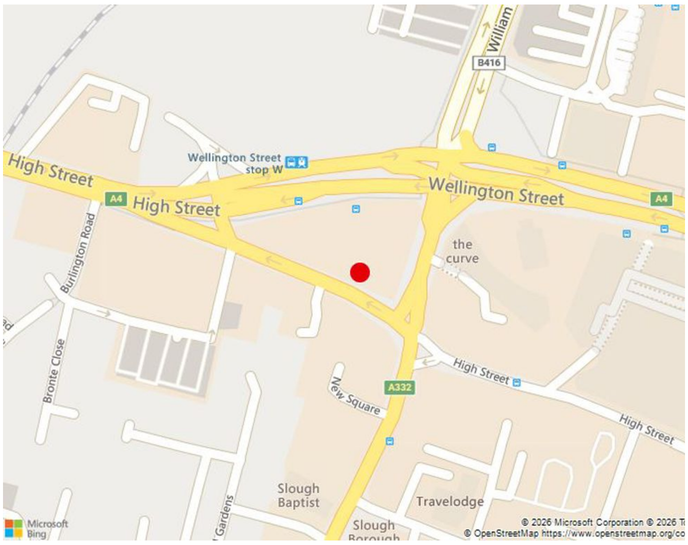
This investment IS elected to pay VAT

Energy Performance Rating

Both units have an A rated EPC. Available upon request.

Viewing Arrangements:

Please contact sole agent, Kempton Carr Croft, for further information / viewing arrangements.



Mitchell Brooks
07818 117021
mitchell.brooks@kemptoncarr.co.uk


JEWEL BOX
BEAUTY & JEWELLERY


Please wait to be seated
MEMORIES


HEAVENLY DESSERTS