

SMART 4

REAL ESTATE CONSULTANCY



**398 FARNHAM ROAD,
SLOUGH,
BERKSHIRE,
SL2 1JD**



LOCATION

The Premises occupy a prominent location fronting Farnham Road (A355), close to the junction with Cumberland Avenue. The unit is within a busy parade, including other nearby occupiers in a densely populated area close to Lidl.

ACCOMODATION

The premises comprise a purpose built retail unit designed over ground floor level, providing the following approximate net internal floor area:-

Ground Floor: 510 sq m (5,500 sq ft)

TENURE

The premises are available by way of an assignment of the existing lease expiring 24th August 2022, subject to 5 yearly upwards only rent reviews. The passing rental is £35,000 per annum exclusive.

Premium: Offers required in the region of £30,000

RATES

We are verbally advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £29,000

UBR (2016/17): 49.7p

Rates Payable: £14,413

Interested Parties are advised to make their own enquiries in regard to the rates.

VIEWING

Please note the staff are unaware of the availability of the property so please contact this office for further information or to arrange any inspections.

EPC AVAILABLE ON REQUEST

April 2016

Subject to Contract & Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited. 3 Hanover Square, London W1S 1HD.

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For further details:

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www.SMART-4.co.uk

