

Slough - 300 Trelawney Avenue - Shop Unit To Let

- **Busy local parade**
- **Parking available directly in front**
- **Popular residential area**

Location

Located circa 2 miles east of Slough Town Centre, Trelawney Avenue provides a local parade of shops and restaurants, with around 20 operators, with customer parking directly in front, made up of estate agents, convenience shops, cafes, fast food operators, and other retail operations.

Size

The property is arranged over ground floor only with the following approximate dimensions and areas:

Internal Width	17 ft 2 inches	5.24 m
Ground Floor NIA	716 sq ft	66,5 sq m

Lease

The property is held on a full repairing and insuring lease, due to expire on 16th May 2023, at a current passing rent of £12,000 pa.

Planning

The property has planning for Class E uses, including retail, financial services, and office uses.

Terms

The property is available via an assignment of the existing lease – subject to status. Alternatively, a new sub-lease is available until May 2023, further details available on request.



Business Rates

The current Rateable Value for the property is believed to be £9,900.

Ingoing parties may be liable for Small Business Rates Relief, and can investigate this further with the local authority.

Interested parties should verify any figures with the Local Authority.

EPC

An EPC is available on request.

Street View Link:

<https://goo.gl/maps/w6SDx482QdcwUp5j7>

Link to Map / Location

<https://goo.gl/maps/ZpVWDRlgKL5iFoddv7>

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information
Strictly by prior arrangement only with

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