

6 WEEK COMPLETION



**SITUATION**

Located in this town centre position, close to the junction with The Grove, opposite **Betfred** and adjacent to an **Oxfam** as well as a number of other multiples such as **Nandos, Papa John's, Ladbrokes, Cash Converters** and approx. 150 yards from the **Observatory Shopping Centre**.

The property benefits from excellent transport links being situated just over a mile of the M4 (Junction 6) which connects with the M25 (Junction 15) to the east.

Slough is a prosperous commercial town, located approximately 8 miles from Heathrow and approx. 20 miles from Central London.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors. In addition, the property benefits from the use of a rear service road, parking for **4 cars** and a **rear yard**.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	16'9"
Internal Width	16'5"
Shop Depth	33'0"
Built Depth	39'2"
WC	

**First & Second Floor Flat**

4 Bedrooms, Living Room, Kitchen, Shower Room/WC  
(GIA Approx. 1,055 sq ft)

**£13,900 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

\* Refer to Point 9 in the 'Notice to all Bidders' page

VAT is applicable on 80% of the purchase price of this Lot

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Balfour Convenience Stores Ltd (part of the Co-Operative Group (CWS) Limited – see Tenant Profile) (not in occupation)** for a term of 25 years from 10th October 2000 at a current rent of **£13,900 per annum** exclusive.

Rent Review September 2017

**TENANT PROFILE**

The Co-Operative Group is the UK's largest mutual business. The Group operates from 4,800 retail trading outlets, employs more than 106,000 people and has an annual turnover of more than £13bn (source: www.co-operative.coop).

**Note 1: The lessees are not currently trading from the property, but they have requested freeholder's consent to sub-let the property as a convenience store – refer to Auctioneers.**

**Note 2: There is potential to extend at the rear, subject to obtaining the necessary consents.**

**Note 3: The two Shops intercommunicate at ground floor level and is currently accessed via No. 287.**

**VENDOR'S SOLICITORS**

Stevens & Bolton LLP - Tel: 01483 302 264.  
Ref: Ms Harriet Betteridge  
Email: harriet.betteridge@stevens-bolton.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts