

Unit GF5 | Tesco Extra | Wellington Street |
Slough | SL1 1XW

Shop to Let | Within Tesco Extra Superstore

Location

The Slough Tesco Extra store is situated off Wellington Street, in between the Town Centre and Railway Station. The subject unit enjoys good passing footfall being situated on the ground floor, adjacent to the entrance from the main car park and adjacent to the traveller up to Tesco's main trading level on the first floor. Other nearby occupiers include Krispy Kreme, Mooboo Bubble Tea and House of Chaat.

Description

Rectangular shop unit with glazed frontage with sliding entrance doors, tiled floor and suspended ceiling.

Accommodation

The property has the following approximate dimensions and floor areas:-

Internal width		10.35 m		33 ft 11 ins
Built depth		4.04 m		13 ft 3 ins
Floor area		41.80 Sq.m		450 Sq. ft

Lease

Available by way of a new lease for a term to be agreed, to be contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

Rent

The asking rent on an exclusive basis is £16,000 per annum plus VAT.

Service charge

£3 psf per annum with annual RPI increases.

EPC

Further details available upon request. E 101.

Rates

To be reassessed.

Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.



Contact

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VIEWINGS - Strictly by appointment

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

Information required will include:-

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyer/Funder/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >