

Lot 12, 2a Alpha Street North, Slough,

Berkshire SL1 1RB

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Investment

- Restaurant Let to SJS Holdings Ltd (22 Outlets Nationwide)
- Includes a Retail Unit and self contained 1 bed flat
- Prominently situated within the Queensmere regeneration area, benefiting from significant investment in Slough town centre
- Within walking distance of Slough Railway Station (Elizabeth Line & GWR - 15 mins to London Paddington)
- VAT Free Investment
- Potential for an additional flat (subject to consents)
- Nearby occupiers include Primark, Iceland Supermarket, Holland & Barrett, Boots, McDonald's, Nando's & Pepe's.

Lot
12

Auction
26th March 2026

Rent
£35,800 per Annum Exclusive

Status
Available

Sector
Retail, Residential

Auction Venue
Live Streamed Auction

Location

Miles 20 miles west of Central London, 17 miles east of Reading, 4 miles north of Windsor

Roads A4, A412, M4 (Junction 6)

Rail Slough Railway Station (Elizabeth Line and GWR - 15 mins to London Paddington)

Air London Heathrow Airport (5 miles)

Situation

The property is prominently situated on Alpha Street North, close to its junction with High Street in the heart of Slough town centre. The property is a short walk from the Queensmere Shopping Centre, which forms part of a major town centre regeneration scheme being delivered by Berkeley Homes, comprising a landmark residential-led mixed-use development including new homes, retail, leisure and public realm improvements. The property also benefits from close proximity to the Observatory Shopping Centre, an established retail destination within the town centre. Nearby occupiers include Primark, Iceland Supermarket, Holland & Barrett, Boots, McDonald's, Nando's & Pepe's.

Tenure

Freehold.

EPC

Retail - Band B. Flat - Band C

Description

The property comprises a retail unit on the ground floor and a self contained 1 bedroom flat on the first floor.

VAT

VAT is not applicable to this lot.

Planning

The property previously benefited from planning permission for the raising of the roof to create an additional residential unit (Class 3). Permission was granted under reference P/07171/005, although this has now lapsed. Further information is available from Slough Borough Council (<https://www.slough.gov.uk/planning-building-control>).

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Review (Reversion)
Ground	Retail	42.13	(453)	SJS HOLDINGS LTD (cm 12106821)(3) on assignment and with an Authorised Guarantee Agreement from SKVP (SLOUGH) LIMITED (cm 10720612)(3)	15 years from 12/07/2013	£20,500	(12/07/2028)
First	1 bedroom flat	55.00	(592)	INDIVIDUALS	AST for a term of 24 months from 20/09/2025	£15,300 (2)	
Total Approximate Floor Area		97.13	(1,045)			£35,800	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/13212533000>) & EPC Register.

(2) As to the residential flat the rent shown above has been annualised.

(3) SJS Holdings LTD (cm12106821) were incorporated in July 2019 and are the parent company of the guarantor, SKVP (Slough) Limited (cm10720612), who were incorporated in April 2017. SJS Holdings LTD currently operate some 22 restaurants nationwide. See https://skvp.co.uk/#_stores.

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Contacts

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