

lot 36

New Salisbury House, 300-310 High Street Slough, Berkshire SL1 1NB

Rent
£84,500
p.a.x. (with
approximately
13,730 sq ft of
office space
currently
un-let)

Freehold Retail & Office Investment
with Residential Development Potential

- Potential to convert upper floors to residential accommodation (subject to consents)
- Planning permission granted in 2005 (now lapsed) for 8 x 2 bed flats & 16 x 1 bed flats

- Within walking distance of Slough Rail Station and The Queensmere Shopping Centre
- Nearby occupiers include Nando's, BetFred & British Heart Foundation

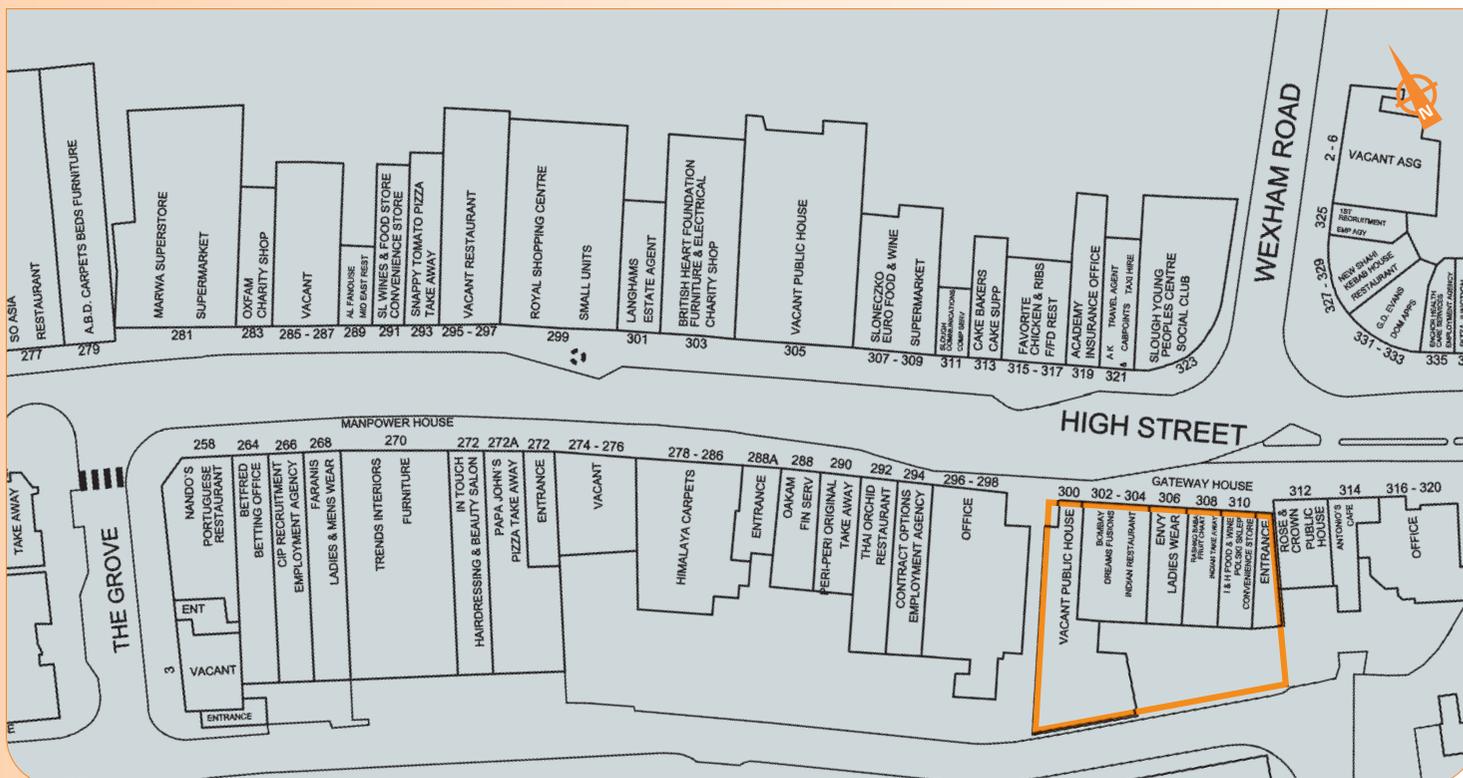


On behalf of Joint
LPA Receivers



lot 36

Rent
£84,500
p.a.x. (with
approximately
13,730 sq ft of
office space
currently
un-let)



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

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 Rail Station (approx. 35 mins to London Paddington)
Air: London Heathrow Airport, London Luton Airport, London City Airport

Situation

The property is situated to the southern side of High Street close to the residential area of Yew Tree Road and is a short walk from the Queensmere Shopping Centre. There is a substantial pay and display multi-storey car park to the rear which is owned by the Council.

Description

The property comprises four ground floor retail units, a public house with managers flat above and self-contained office accommodation on first, second and third floors. The office accommodation is currently vacant. Access to the upper floors by staircase and lift is obtained from an independent access fronting the High Street.

Planning

In June 2005 Slough Borough Council granted planning permission in relation to an application dated 11th May 2005 for the conversion of the upper floor office accommodation comprising a change of use from Class B1 (Office) to Class C3 (Residential) and the erection of a fourth floor roof extension to provide 8 No 2 Bedroom and 16 No 1 bedroom flats.

The planning permission has now lapsed. For further information please refer to P/08145/003 in the planning search module for Slough Borough Council at www.sbcplanning.co.uk or contact the Planning Department at Slough Borough Council on +44 (0)1753 477340.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas. Telephone: +44 (0)20 7034 4857.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversions)
300 High Street	Ground & Part First	Public House	599.00 sq m (6,448 sq ft)	WELLINGTON PUB COMPANY (1)	150 years from 29/09/1963	£11,000	28/09/2026 (28/09/2113)
302-304 High Street	Ground	Retail	174.00 sq m (1,873 sq ft)	H ASLAM (t/a Bombay Dreams Fusions Restaurant) (2)	15 years from 30/08/2013	£30,000	30/08/2018 (29/08/2028)
306 High Street	Ground	Retail	90.30 sq m (972 sq ft)	SAPHIRE 1 LIMITED (t/a Envy Ladieswear)	10 years from and including 22/11/2012	£15,000	22/11/2017 (21/11/2022)
308 High Street	Ground	Retail	84.50 sq m (910 sq ft)	LINKED COMMUNICATIONS LIMITED (t/a Rashko Baba Fruit Chat) (3)	10 years from and including 09/04/2010	£15,500	08/04/2015 (08/04/2020)
310 High Street	Ground	Retail	90.00 sq m (969 sq ft)	S S MALHOTRA (t/a I & H Food & Wines)	25 years from 25/12/1992	£13,000	(24/12/2017)
300-310 High Street	First Second Third	Office Office Office	425.40 sq m (4,579 sq ft) 424.75 sq m (4,572 sq ft) 425.40 sq m (4,579 sq ft)	VACANT			
Totals			2,313.35 sq m (24,902 sq ft)			£84,500	

(1) Please note that the tenant is not currently in occupation.
(2) Please note that the tenant is not currently in occupation.
(3) The lease of 308 High Street provides for an option to determine on 8th April 2015 subject to 9 months' prior written notice.

For further details please contact:
Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
Jo Seth-Smith
Tel: +44 (0)20 7034 4854.
Email: jo.seth-smith@acuitus.co.uk
www.acuitus.co.uk

Solicitors:
Burges Salmon LLP
One Glass Wharf, Bristol BS2 0ZX.
Tel: +44 (0)117 939 2000.
Email: will.hall@burges-salmon.com
Ref: Will Hall.