

# 288-290 High Street Slough, Berkshire SL1 1NB

lot 83

## Freehold Retail and Restaurant Investment

- Two retail units prominently located on Slough High Street
- Within walking distance of Slough Rail Station and The Queensmere Shopping Centre
- Nearby occupiers include Nando's, Betfred and British Heart Foundation
- VAT-free Investment

Rent  
£50,000  
per annum  
exclusive



On Behalf of a Major Fund Manager

### 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 prominently situated on the southern side of High Street, a short walk from the Queensmere Observatory Shopping Centre which houses over 100 retailers including Primark, Argos and Debenhams. Other nearby occupiers include Nando's, Betfred and Oxfam.

### Description

The property comprises two ground floor retail units with ancillary accommodation at first floor.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Term	Tenant	Rent p.a.x.	Review/(Reversion)
288	Ground First	Retail Ancillary	89.64 sq m (965 sq ft) 46.45 sq m (500 sq ft)	10 years from 18/12/2009	<b>OAKAM LIMITED</b> t/a <b>Oakam Financial Services</b>	£25,000	(17/12/2019)
290	Ground First	Retail/Restaurant Ancillary	94.57 sq m (1,018 sq ft) 42.45 sq m (457 sq ft)	20 years from 28/03/2012 (2)	<b>ARKAY SOLUTIONS LIMITED (1) t/a Peri Peri Original Takeaway</b>	£25,000	28/03/2017 and five yearly (27/03/2032)
<b>Totals</b>			<b>273.13 sq m (2,940 sq ft)</b>			<b>£50,000</b>	

(1) Founded in 2006, Oakam provides financial services and currently operates from 22 stores across London and the Midlands. (Source: www.oakam.com 12/09/2016)

(2) The lease provides an option to determine on 28/03/2017.

### For further details please contact:

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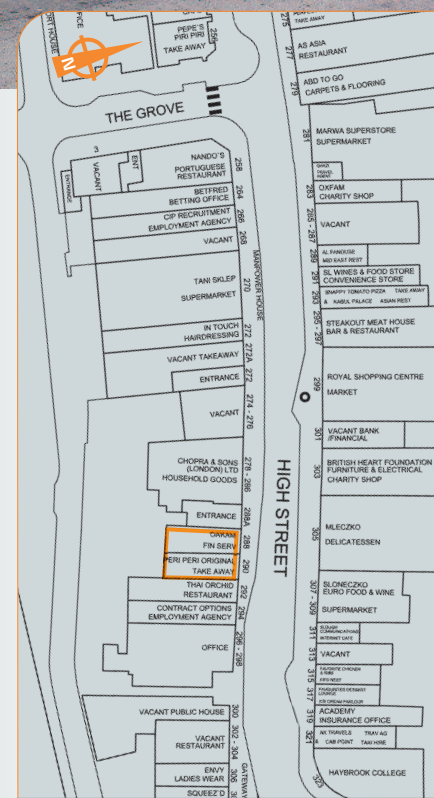
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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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See: [www.acutus.co.uk](http://www.acutus.co.uk) for further details

### Seller's Solicitors:

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