

# Lot 12

£101,600 Per Annum  
Exclusive

146/148 High Street,  
**Slough, Berkshire SL1 1JP**

**Prominent Freehold Retail & Residential Ground Rent Investment**



## Key Details

- Prominent Town Centre Location
- Pedestrianised High Street Corner close to the Queensmere Shopping Centre
- Retail let to Starbucks Coffee Company (UK) Ltd (sublet)
- Adjacent Buckingham Gardens Car Park & close to offices of Slough Borough Council
- Occupiers nearby Burger King, TSB, EE, McDonalds, Savers, Nationwide, Greggs & HSBC

## Location

**Miles:** 20 miles west of Central London, 18 miles east of Reading, 4 miles north of Windsor Roads

**Roads:** A4, A412, M4 (Junction 6) M25

**Rail:** Slough Rail Station (approx. 35 mins to London Paddington)

**Air:** London Heathrow Airport, London Luton Airport, London City Airport

## Situation

Slough, with a population over 100,000 is a strategically important centre, 20 miles west of London, 18 miles east of Reading and 4 miles north of Windsor. The town benefits from good road links with the M4 (Junction 6) and the M25 close by giving access to Heathrow and Gatwick International Airports. The M40 motorway is 6 miles north & the M3 8 miles to the south of the town. Slough's rail station provides direct services to London Paddington. The property is situated in the town centre on the south side of the pedestrianised High Street at its junction with Church Street and opposite Buckingham Gardens Car Park. Occupiers nearby Burger King, TSB, EE, McDonalds, Savers, Nationwide, Greggs & HSBC

## Description

The property comprises ground floor retail with residential accommodation above. The residential accommodation of 8 flats known as Butler House is separately accessed from Church Street and arranged on ground and upper floors.

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## 6 Week Completion

## Energy Performance Certificate

Band D. See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk)

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail/Ancillary	215.54 sq m (2,320 sq ft)	Starbucks Coffee Company (UK) Limited (sublet) (1)	15 years from 19/10/2007	£100,000	(18/10/2022)
Rear Ground and upper floors	Residential	8 Flats	Butler House Management (Slough) Limited	150 years from 1/01/2007	£1,600	1/01/2027 & 20 every years thereafter - RPI linked (31/12/2157)
<b>Total</b>		<b>Total Commercial 214.54 sq m (2,320 sq ft)</b>			<b>£101,600</b>	

(1) For the year ended 29th September 2019, Starbucks Coffee Company (UK) Limited reported a turnover of £361.7m, pretax loss of £8.5m and Shareholders Funds of £39.2m and operate from 910 stores nationwide (Source: Companies House 14/01/2021) Sublet to Soul Coffee House (South) Limited at £100,000 per annum on a lease expiring 15/10/2022.



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

## Acuitus

Peter Mayo

+44 (0)20 7034 4864

+44 (0)7833 459 318

[Peter.mayo@acuitus.co.uk](mailto:Peter.mayo@acuitus.co.uk)

## Acuitus

Billy Struth

+44 (0)20 7034 4854

+44 (0)7824 705 955

[billy.struth@acuitus.co.uk](mailto:billy.struth@acuitus.co.uk)

## Seller's Solicitors: Walker Morris LLP

Lucy Elsom

+44 (0)113 283 4524

[lucy.elsom@walkermorris.co.uk](mailto:lucy.elsom@walkermorris.co.uk)