



## SLOUGH

206-216 HIGH STREET

**\*Large & well fitted sales area\***

### LOCATION

The subject unit is ideally located on the pedestrianised High Street, in close proximity to the Queensmere Observatory Shopping Centre and opposite Wilko and Clarks.

Other nearby retailers include Poundland, Specsavers, Greggs, TK Maxx and JD Sports.

### ACCOMMODATION

The property is arranged over the Ground Floor with First Floor ancillary space and comprises the following approximate areas and dimensions:

Internal Width	64 ft	19.5 m
Ground Floor Sales	7,373 sq ft	685 sq m
Ground Floor Ancillary	480 sq ft	44.60 sq m
First Floor Ancillary	6,953 sq ft	646 sq m

### TERMS

Subject to vacant possession, the property is available on a lease for a minimum term of 5 years.

### RENTAL

£110,000 per annum exclusive.

### BUSINESS RATES

Rateable Value 2020	£229,000
Rates Payable 2020/2021	£118,164

Up to 100% relief may be applicable to certain commercial properties, interested parties are advised to check with the local rating authority.

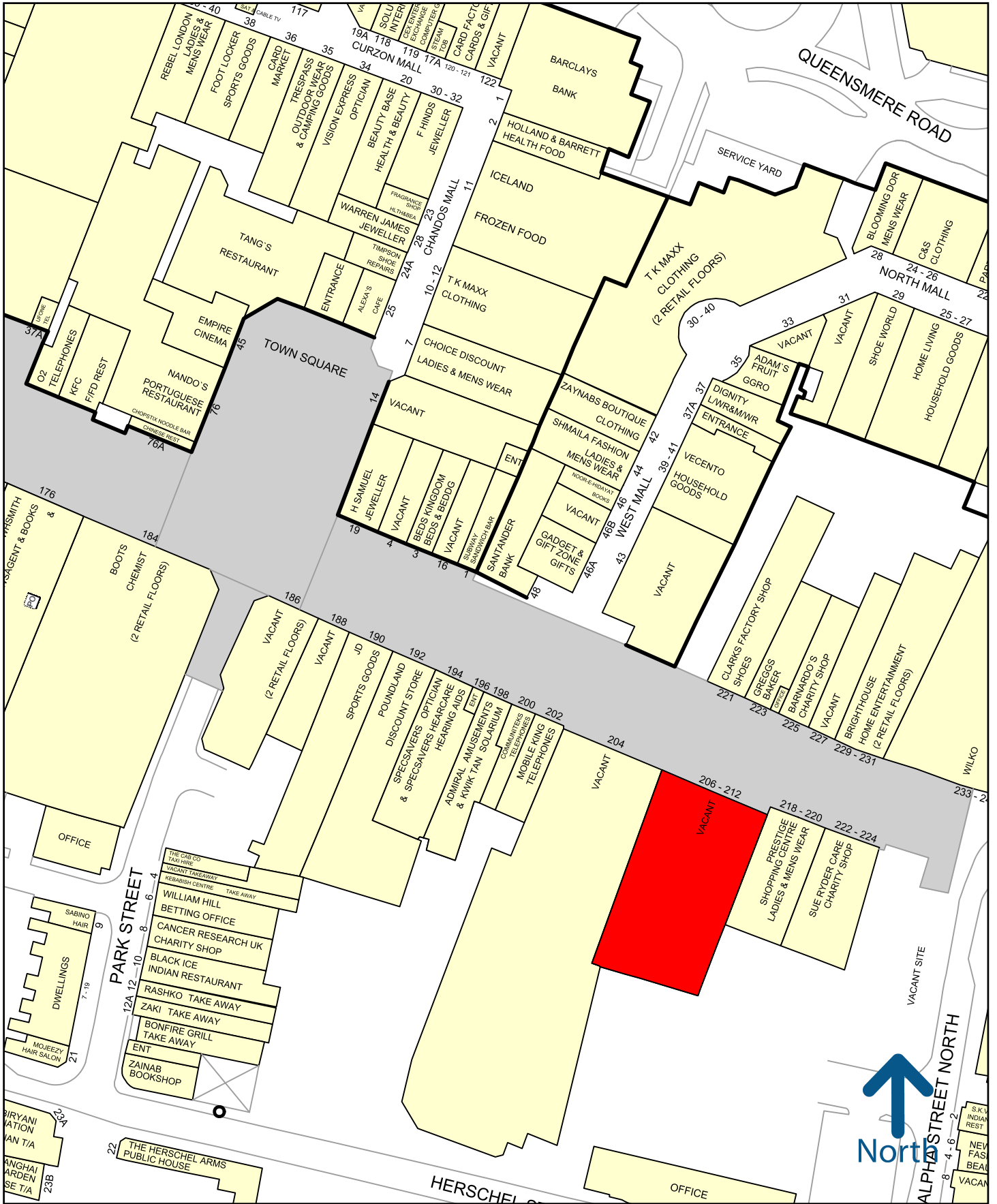
### EPC

The property has an EPC Rating of C.

### FURTHER INFORMATION

Charmi Patel  
020 7287 2155 / 07498 484 586  
[charmi@as-retail.co.uk](mailto:charmi@as-retail.co.uk)

Andrew Shepherd  
020 7287 2155 / 07715 001 005  
[andrew@as-retail.co.uk](mailto:andrew@as-retail.co.uk)



50 metres

Experian Goad Plan Created: 21/07/2020  
Created By: AS Retail Property Services Limited



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