

Slough

"National Westminster House", 258-268 High Street & 3 The Grove, Berkshire SL1 1JU

- **Freehold Four Storey Corner Building**
- Arranged to provide an Unbroken Parade of Five Retail Units together with Office Accommodation above
- Together with a Former Electricity Substation
- Three Shops subject to Commercial Leases
- Two Shops, Substation and Office Accommodation Vacant
- Planning Approval for Conversion of the Upper Floors to provide Twenty-Four Flats and Further Consent for an Additional Twelve Flats (Thirty-Six Flats in Total)
- Possible Potential for Further Development by way of the Addition of a Fourth Floor subject to obtaining all necessary consents
- Site extends to Approximately 0.112 Hectares (0.277 Acres)
- VAT not applicable
- Total Current Rent Reserved
**£108,001 per annum
(with Upper Parts and Two Retail Units Vacant)**

**COMPLETION 10TH
SEPTEMBER 2015**

To View

The property will be open for viewing on Tuesday 12th July between 12.30 – 1.00 p.m. (Ref:JB).

Seller's Solicitor

Messrs JD Law (Ref: Michael Reiner).
Tel: 0207 438 0987.

**INVESTMENT/PART VACANT – Freehold
Building with Planning Permission**



Tenure

Freehold.

Location

The property is located on the junction of The Grove and High Street. Local shops and amenities are available within walking distance along High Street. Slough Rail Station is easily accessible and provides a regular and direct service to London Paddington. Both the M4 Motorway and the open spaces of Upton Court Park are available to the south.

NB. Nearby occupiers include Argos, Primark, Tesco Extra, Marks & Spencer and Debenhams.

Description

The property comprises a corner building arranged over ground and three upper floors. The property benefits from a lift. Access to the upper parts is via a dedicated entrance and lobby area approached from The Grove. The property benefits from a fully functioning lift. The property occupies a site extending to approximately 0.112 hectares (0.277 acres).

Accommodation and Tenancies

The property was partially inspected by Allsop. A schedule of Accommodation and Tenancies is set out below.

Planning

Local Planning Authority: Slough Borough Council.
Tel: 01753 475111.

The property is to be offered with permitted development prior approval (dated 23rd January 2014) for conversion of first, second and third floors of existing building from offices (class B1) to residential accommodation. Once developed the existing upper parts will comprise twenty-four self-contained flats.

The property benefits from a further planning permission (Ref: P/15673/002) dated 7th July 2014 for "Change of the external appearance of the existing building involving a complete re-cladding and changes to the pattern and configuration of the existing fenestration above ground floor level following a successful prior notification for a change of use from Class B1(A) Office to Class C3 Residential to provide 24 No. Flats and the erection of a two storey extension above the two storey element of the building to provide a further 12 No. Flats".

These consents allow for the creation of a total of thirty-six self-contained flats.

Auctioneers Comments

Slough Station (approximately 10 minutes' walk) is located on the western section of the Crossrail which runs from Paddington and works are scheduled for completion at Slough Station in 2016.

No./Floor	Present Lessee	Accommodation	Terms of Tenancy	Current Rent £ p.a.
258 (Retail)	Vacant	Not Measured	–	–
260-262 (Retail)	Nando's Chickenland Limited (In occupation since 1997)	Shop Depth 21.81 m (71' 7") Gross Frontage 26.44 m (86' 9") Net Frontage 14.62 m (47' 11")	FRI lease 10 years from 18th August 2012. Break Clause Option on 18th August 2017	£54,000
264 (Retail)	Tote Bookmakers Limited	Shop Depth 16.49 m (54' 2") Built Depth 24.45 m (80' 3") Net Frontage 5.44 m (17' 10") Gross Frontage 5.72 m (18' 9")	FRI lease 15 years from 28th September 2006	£27,500
266 (Retail)	CIP Recruitment	Shop Depth 22.80 m (74' 9") Built Depth 35.50 m (116' 6") Net Frontage 5.27 m (17' 4") Gross Frontage 5.91 m (19' 5")	FRI lease 10 years from 15th May 2007	£26,500
268 (Retail)	Vacant	Net Frontage 5.39 m (17' 8") Gross Frontage 5.94 m (19' 6") (Not internally inspected by Allsop)	–	–
Substation	Southern Electricity Board	Not Known	Lease for a term of 21 years from 29th September 1988 (holding over)	£1
First	Vacant	Approximately 515 sq m (5,543 sq ft)	–	–
Second	Vacant	Approximately 515 sq m (5,543 sq ft)	–	–
Third	Vacant	Approximately 515 sq m (5,543 sq ft)	–	–

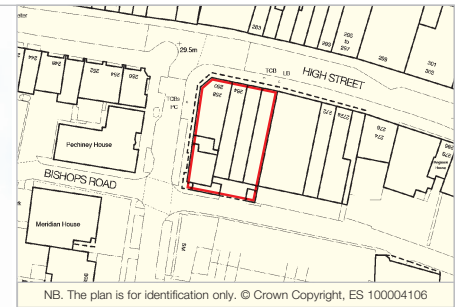
Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



Rear of the Building



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Office



Office



Slough Train Station
(Crossrail Station)

The Property

NB. The photograph is for identification only.