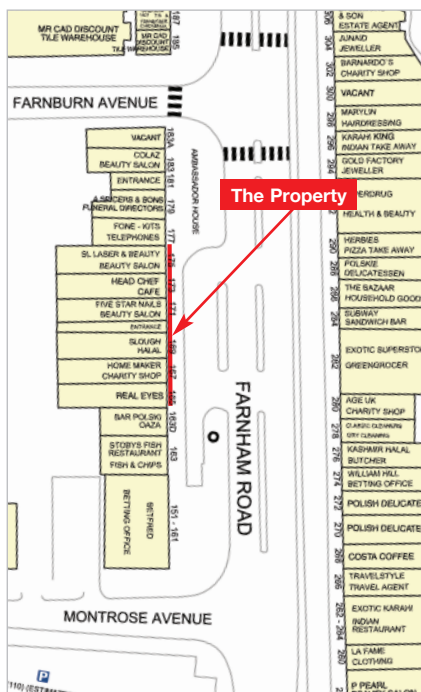


Slough 165-175 Farnham Road Berkshire SL1 4XP

- Freehold Parade of Shops
- Densely populated residential area
- Comprising six shops with flats above (sold off)
- Rent Reviews 2021
- No VAT applicable
- Total Current Rents Reserved

£120,000 pa⁽¹⁾⁽²⁾
Rising to £121,000
in 2019

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Slough, an important commercial centre with a population of some 110,000, is situated in Berkshire approximately 21 miles west of London, 18 miles east of Reading and 32 miles south-east of Oxford. The town is well served by the M4 (Junction 6) and M25 motorways, which allows access to Heathrow and Gatwick International Airports. In addition, the M40 Motorway is approximately 6 miles north of Slough, which provides routes to the North of England. Slough's main rail station gives direct services to London Paddington, with a fastest journey time of 14 minutes.

The property is situated on the west side of Farnham Road (A355), 1.7 miles north-west of Slough town centre and in close proximity to a number of national retailers which serve the densely populated residential area. Immediately to the south is the Slough Trading Estate, the single largest privately owned industrial estate in Europe. To the north-east is the Stoke Country Park.

Occupiers close by include Sainsbury's, Betfred, Superdrug, Nationwide and Subway (opposite), amongst others.

Description

The property is arranged on ground and two upper floors to provide six lock-up shop units, together with 12 flats, which have been sold off on a single lease, arranged over the first and second floors. To the rear is parking for 12 cars.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

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

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No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
165 Farnham Road	Real Eyes (Slough) Limited (guaranteed by Messrs Haji & Kanani)	Gross Frontage 5.50 m Net Frontage 5.00 m Shop Depth 15.00 m Built Depth 18.50 m 2 car parking spaces	(18' 0") (16' 5") (49' 3") (60' 8") 10 years from 07.11.2016 Rent review at the 5th year FR & I	£20,000 p.a. (1)	Rent Review 2021
167 Farnham Road	Slough Furniture Project (Homemaker)	Gross Frontage 5.40 m Net Frontage 5.00 m 2 car parking spaces	(17' 8") (16' 5") 5 years from 31.07.2017 Tenant's break 23.06.2020 FR & I	£21,000 p.a.	Reversion 2022
169 Farnham Road	Abdul Khaliqi (t/a Slough Halal)	Gross Frontage 5.70 m Net Frontage 5.20 m Shop Depth 18.05 m Built Depth 21.70 m 1 car parking space	(18' 8") (17' 1") (59' 3") (71' 2") 15 years from 11.08.2016 Rent review every 5th year and tenant's break option 11.08.2019 FR & I	£19,000 p.a. (2) (rising to £20,000 from 11.08.2019)	Rent Review 2021
171 Farnham Road	Mr CS Truong (t/a Five Star Nails)	Gross Frontage 5.50 m Net Frontage 5.15 m Shop Depth 14.60 m Built Depth 18.10 m 2 car parking spaces	(18' 0") (16' 10") (47' 10") (59' 5") 10 years from 10.08.2011 Rent review at the 5th year FR & I	£20,000 p.a.	Reversion 2021
173 Farnham Road	Dede Dinc (t/a Head Chef)	Gross Frontage 5.50 m Net Frontage 5.15 m Shop Depth 19.11 m Built Depth 22.50 m Rear Storage and 1 car parking space	(18' 0") (16' 10") (62' 8") (73' 9") 10 years from 23.07.2009 Rent review at the 5th year FR & I	£20,000 p.a.	Reversion 2019
175 Farnham Road	PH Truong (t/a SL Laser Beauty)	Gross Frontage 5.70 m Net Frontage 5.15 m Shop Depth 14.95 m Built Depth 18.55 m 1 car parking space	(18' 8") (16' 10") (49' 0") (60' 10") 10 years from 08.08.2008 Rent review at the 5th year FR & I	£20,000 p.a.	Reversion 2018
Upper parts 165-175 Farnham Road	H Singh Bal and M Singh Chana	12 x Flats	1,099 years from 01.01.1900	Peppercorn	Reversion 31.12.2999

(1) The current rent is £15,000 per annum rising to £20,000 from 7th November 2018. The Vendor will top up the rent from completion of the sale until 6th November 2018.

(2) The current rent is £12,700 per annum rising to £19,000 from 11th August 2018. The Vendor will top up the rent from completion of the sale until 11th August 2018.

Total £120,000 p.a.⁽¹⁾⁽²⁾