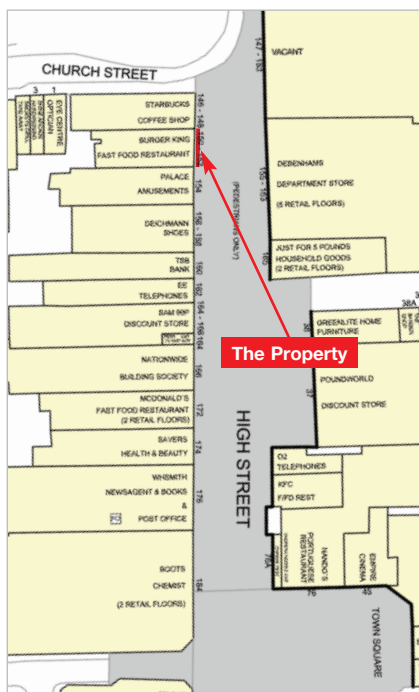


# **Slough** **150/152 High Street** **Berkshire** **SL1 1JP**

- **Well Located Town Centre Restaurant Investment**
- Entirely let to KFG Quickserve Ltd (t/a Burger King) on a lease expiring 2026 (1)
- Prominent position opposite the Queensmere Observatory Shopping Centre
- Rent Review 2021
- Current Rent Reserved  
**£90,000 pa**

**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 well located in the heart of the town centre on the south side of the pedestrianised High Street, close to its junction with Church Street, and opposite an entrance to the Queensmere Observatory Shopping Centre.

Occupiers close by include Starbucks (adjacent), Debenhams (opposite), Poundworld, McDonald's, WH Smith, Boots the Chemist, Savers, HSBC and EE, amongst many others.

## **Description**

The property is arranged on ground and one upper floor to provide a ground floor restaurant/takeaway and kitchen, whilst the first floor provides an area formerly used for additional seating, storage, staff areas and customer toilets. There is a rear garden area with an external store and a passageway leading to Church Street at the rear.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	9.24 m	(30' 4")
<b>Net Frontage</b>	8.35 m	(27' 5")
<b>Shop Depth</b>	22.71 m	(74' 6")
<b>Built Depth</b>	24.31 m	(79' 9")
<b>First Floor</b>	77.1 sq m	(830 sq ft)

## **Tenancy**

The entire property is at present let to KFG QUICKSERVE LTD for a term of 10 years from 15th March 2016 at a current rent of £90,000 per annum. The lease provides for a rent review at the fifth year of the term and contains full repairing and insuring covenants. The lease also contains a lessee's option to determine on 15th March 2021 (1).

## **Tenant Information**

Website Address: [www.koutfood.com](http://www.koutfood.com)

KFG Quickserve Ltd are a wholly owned subsidiary of the Kout Food Group, a Kuwaiti owned mid-sized company that was established in 1982. Their current portfolio of brands in the UK includes Little Chef, Costa Coffee, Burger King, Subway, KFC and Cha Cha Moon and they employ nearly 3,000 people in the UK across over 200 stores. (Source: [www.koutfood.com](http://www.koutfood.com))

## **VAT**

VAT is applicable to this lot.

## **Documents**

The legal pack will be available from the website [www.allcop.co.uk](http://www.allcop.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

**Seller's Solicitor** K Haycock Esq, Kidd Rapinet. Tel: 01628 436015 e-mail: [khaycock@kiddrapinet.co.uk](mailto:khaycock@kiddrapinet.co.uk)  
**Joint Auctioneer** P Marsh Esq, Philip Marsh Collins Deang. Tel: 01494 683642 e-mail: [philip@pmcd.co.uk](mailto:philip@pmcd.co.uk)