

Slough

Tantric Blue (Formerly The Greyhound)

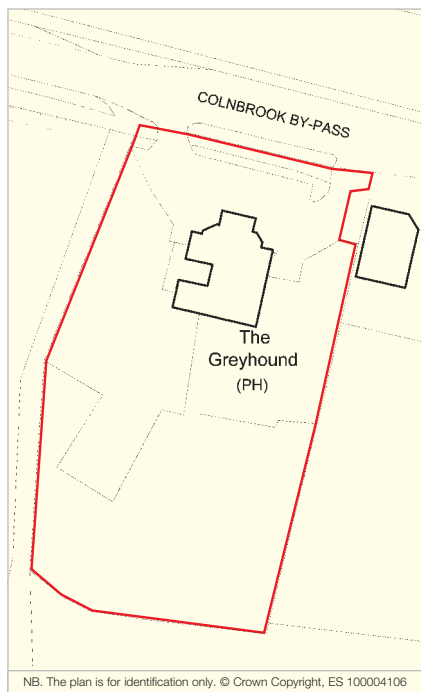
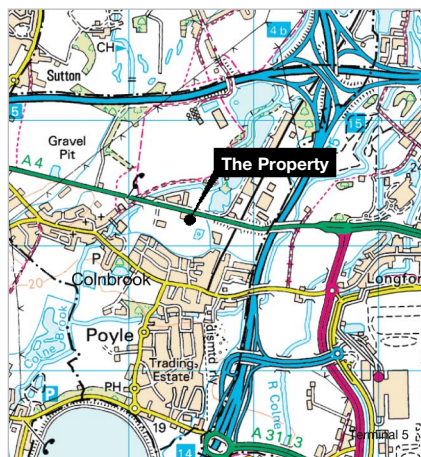
Colnbrook By-pass

Berkshire

SL3 0EH

- Freehold Nightclub Investment
- Large site fronting the A4
- Close to Heathrow and the M25
- Rent Review 2011 outstanding
- Current Rent Reserved

£70,000 pa



Tenure

Freehold.

Location

Colnbrook is situated about 1½ miles north-west of Heathrow Terminal 5 and immediately to the east of Junction 5 of the M4 motorway, access to both being via the A4. The M25/M4 junction is just to the north-east.

The property is situated on the A4 Colnbrook by-pass, adjacent to a BP filling station.

Occupiers close by include Helleman HPL Logistics, A-Plant Hire and a number of other commercial users.

Description

The property is arranged on ground and one upper floor and comprises a former public house, now reconfigured as a nightclub. The property benefits from an extensive site, with parking for an excess of 90 vehicles. The site extends in all to approximately 0.77 hectare (1 acre).

The property provides the following accommodation and dimensions:

Ground Floor	454 sq m	(4,890 sq ft)
First Floor	264 sq m	(2,840 sq ft)
Total (GIA)	718 sq m	(7,730 sq ft)

Tenancy

The entire property is at present let to ILLUMINATI (GB) LIMITED for a term of 30 years from 28th September 2001 at a current rent of £70,000 per annum, exclusive of rates. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants. The tenant trades as Tantric Blue. There is also a substation let on a 99 year peppercorn lease from 16th July 2001.

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details, including your telephone number, to viewings@alltop.co.uk

In the subject box of your e-mail, please ensure that you enter Lot 93 Slough.

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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