

# WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

Elliott House, 28a Devonshire Street, London W1G 6PS

## SHOP TO LET IN BUSY NEIGHBOURHOOD PARADE

167 FARNHAM ROAD, SLOUGH, SL1 4XP



- Busy neighbourhood shopping area close to Blockbuster, Betfred and various restaurants.
- Ground Floor shop 842 sq ft
- New full repairing and insuring lease available at a rent of £22,500 per annum exclusive.

[www.whitedrucebrown.com](http://www.whitedrucebrown.com)

# 020 7467 5997

Fax 020 7224 5212

**Location:** Slough is a well-established residential and commercial town to the west of central London, approximately 1 ½ miles from junction 6 of the M4 and close to slough Station which provides a direct service to London Paddington. The property forms part of a busy neighbourhood terrace of shops on the west side of Farnham Road (A355), between its junctions Farnburn Avenue and Montrose Avenue.

**Accommodation:** The accommodation provides a sales area to the front of the premises and separate rooms which can be removed to enlarge the existing sales area if required.

Ground Floor 842 sq ft (Net Internal)

Shop depth: 49 feet

Internal Width: 17 feet 3 inches

**Rent:** £22,500 per annum exclusive

**Rates:** £8,244 per annum

**Lease:** A new full repairing and insuring lease for a term to be agreed with 5 yearly upward only rent reviews.

For further information please contact James Baker at White Druce & Brown.