

**REFERENCE:** 5098 – Farnham, Slough



### **Freehold Investment – Farnham Road, Slough**

**ADDRESS:** 332-334 Farnham Road, Slough

- Prominent Retail location
- The property is currently VACANT
- The permission for A5 hot food takeaway was granted on 3rd November 2010

#### **LOCATION**

The property occupies a prominent retail location on the busy Farnham Road (A355) about 2 miles to the north of Slough Town Centre and close to the Slough Trading Estate.

#### **DESCRIPTION**

Situated in a busy parade that includes Nationwide and Prontaprint, the shop includes a self-contained 3 – bedroom maisonette on two floors. Rear parking and Loading from service road.

#### **ACCOMMODATION**

Gross Frontage -18 ft,Built Depth – 50 ft, Retail Shop - 750 Sq. Ft.,Rear Store – 37 Sq. Ft. on ground with garage to rear and parking for 2 cars together with 3 bedroom maisonette above. The maisonette has a separate entrance from the rear- Reception 14.3\*11, Kitchen 10.2\*11, Bedroom 1- 13\*12, Bedroom 2- 11\*11, Bedroom 3- 7\*7sq ft

#### **TENURE**

Held on 999 years lease from 1937 the long lease, therefore, has 930 years unexpired. A peppercorn rent is payable on the ground lease throughout the term.

**NOTE:** The property is currently VACANT. The permission for A5 hot food takeaway was granted on 3rd November 2010

**PRICE:** Offer in excess of £400,000

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