

2 Clayton Parade
High Street
Langley
Slough
SL3 8HE

**Clarke
Nickolls
Coombs**

Chartered Surveyors in
Commercial Property

01784 577998

TO LET

Prominent Corner Position
Ground Floor Shop With A2 Use
Approx NIA: 1,817 sq.ft (168.8m²)



Clarke Nickolls and Coombs Ltd, The Atrium, 31 Church Road, Ashford, Surrey TW15 2UD Email: info@cncagency.co.uk

www.clarkenickollscoombs.com

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Location

The property commands a prominent corner position within Langley High Street. It is located at north side of the High Street at its junction with Willoughby Road.

Langley is situated approximately 2 miles east of Slough and 20 miles west of Central London.

Langley Train Station is located approximately 0.5 miles north of the subject property whilst the M4 Motorway (Junction 5) is easily accessible.

The subject parade has the following occupiers; The Frost Partnership, Barclays Bank and Coral Bookmakers.

Description

The property comprises ground floor lock up shop and is currently arranged as; entrance lobby, large retail area, store/meeting rooms and vault.

Rental

Offers of £25,000 per annum exclusive.

Terms

The property is available to let by way of a new effective full repairing and insuring lease upon terms to be agreed. We understand that the property has A2 use but other uses would be considered (subject to planning).

Rateable Value

£27,250. We advise interested parties to carry out their own checks with the local authority. The standard rate multiplier is £0.493.

Legal Costs

Each party to bear their own costs.

VATThe property is not elected for VAT.

Amenities

- Air conditioned
- Carpeted
- Suspended ceiling tiles with integral lighting
- Rear Loading
- Wcs
- Return Frontage
- 4 Car Parking Spaces within the rear car park

Accommodation

Approximate net internal area: 1,817 sq ft (169.8 sq m)

ITZA approx. 1,190 sq ft (110.59 sq m)

EPC

Rating D-88

Viewing

By appointment with the sole agents.

Clarke Nickolls & Coombs:

A.robinson@cncagency.co.uk

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Subject to contract



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