

## Location

The property is situated in a very prominent corner position fronting High Street and Willoughby Road close to the centre of Langley. The property enjoys good access to the M4, M40 and M25 all of which are close by and provide access to Uxbridge, Slough, Heathrow, London, Reading and Oxford. Langley railway station provides fast frequent train services to London Paddington and Reading.

Langley is an affluent suburb of Slough and serves the outlying residential areas of Iver, Thorney, Colnbrook and Poyle. In addition there is a large student contingent located at East Berkshire College close by, along with 4 large business parks (Axis Park, Heathrow West, Langley Business Centre and Langley Business Park) a few minutes' drive away.

Langley centre provides a range of both multiple and independent retailers including Budgens, Barclays, NatWest and Nationwide Banks, Costa Coffee, Subway, Betfred, Coral, Pizza Hut, Dominoes Pizza, Age UK and Post Office. Other occupiers include a florist, pharmacy and estate agents to name a few.

## Description

The property comprises two ground floor lock up A1/A2 retail units forming part of a larger development. The unit has glazed shop fronts and is accessed directly from the High Street with a return frontage to Willoughby Road. Internally it is currently fitted out as a banking premises but it will be stripped out to an open plan layout to enable tenants to fit out to suit their own requirements. WC facilities are provided within each of the units allowing it to be let as a whole or two individual units

Other "A" Retail uses along with "D1/2" uses will be considered subject to the requisite planning permission being obtained.

## Accommodation

Unit 2 Retail area (excluding WCs)	865 Sq Ft.
Unit 3 Retail area (excluding WCs)	<u>982 Sq Ft</u>
<b>Total</b>	<b>1,847 Sq Ft</b>

## Terms

The unit(s) is available to let on a new full repairing and insuring lease(s) for a term to be agreed between the two parties. The lease will incorporate rent reviews. Rent upon application.

## Legal Costs

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction.

## Value Added Tax

VAT may be payable at the prevailing rate.

## Rateable Value

The current Rateable Value is £27,250. Poundage for 2017/18 is £0.47.9.

## Viewing

Strictly by prior appointment through joint sole agents:-

**Butters Associates**  
**80 High Street**  
**EGHAM**  
**TW20 9HE**

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