

FOR SALE

165.44 sq. m (1,781 sq. ft) approx. GIA.

54 HAMPSHIRE AVENUE, SLOUGH, BERKSHIRE SL1 3AQ

SNELLER COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT**

020 8977 2204

- **DETACHED FREEHOLD BUILDING**
- **DEVELOPMENT POTENTIAL (STP)**
- **VACANT POSSESSION**
- **PARKING FOR 6/8 VEHICLES**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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LOCATION

The property is situated in the Manor Park area of Slough, approximately 2.5 miles northwest of the Town Centre and Slough mainline Station. Hampshire Avenue and the surrounding roads are predominately residential with a range of 2 and 3 bedroomed dwellings which are located within approximately a quarter mile of the Farnham Road (A355).

The nearby Farnham Road comprises a variety of secondary retail shops with residential flats above. The retailers are mainly independent traders, although national brands such as Subway and Nationwide Building Society are in Occupation.

The A355 provides easy access to numerous bus services, while junction 6 of the M4 is found approximately 3 miles to the South

DESCRIPTION

The property comprises a detached single storey property formerly used as a Baptist Church and Community Hall.

The ground floor is arranged as main hall, with small side office, kitchen, additional rear hall, internal lobby with unisex WC/Shower, plus separate disabled WC and side access

ACCOMMODATION

The property has the following approximate gross internal floor area:-

165.44 sq. m (1,780 sq. ft)

Site Measures: 0.16 acres approx.

TENURE

Freehold with vacant possession
Title No: BK411596

PRICE

Offers in the region of £450,000

DEADLINE FOR BIDS

All bids to be confirmed in writing by no later than 12.00 on Friday 3rd December 2021

BUSINESS RATES

2017 Rateable Value: Not Listed

For confirmation of rates payable, please contact the business rates department of Slough Borough Council.

ENERGY PERFORMANCE RATING

Energy Rating: E (104)

VIEWING

Inspections available from Monday 1st November 2021.

Strictly by appointment through Sole Agents.

Antony Rapley
Sneller Commercial
020 8977 2204
antony@snellers.com

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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