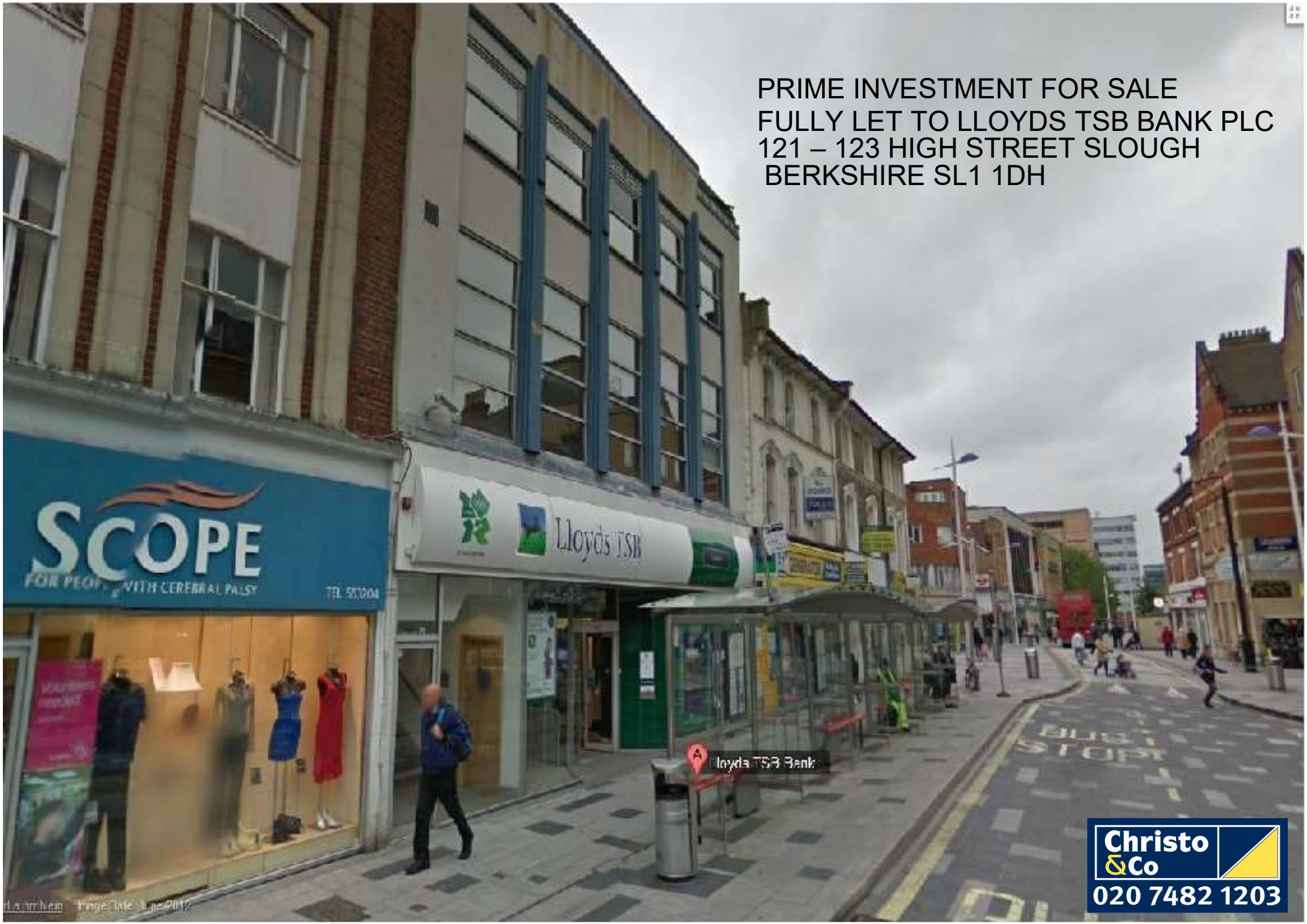
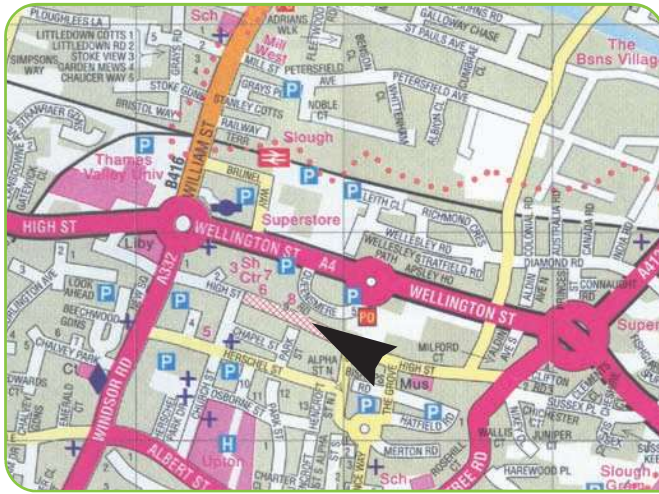


PRIME INVESTMENT FOR SALE
FULLY LET TO LLOYDS TSB BANK PLC
121 – 123 HIGH STREET SLOUGH
BERKSHIRE SL1 1DH



Lloyds TSB Bank

**Christo
& Co**
020 7482 1203



Investment Considerations

A prime High Street location.
 A vibrant, successful and growing catchment population.
 Major regeneration within the town from the ongoing developments for housing and office led schemes together with the redevelopments of the main Shopping Centres.

Location

Slough is a major commercial centre within the Thames Valley located approximately 38 km (24 miles) west of London and 16 km (10 miles) west of Heathrow Airport.
 Communication links are excellent with Junction 5 of the M4 motorway within a mile of the town centre which, in turn, connects with the M25, 3 miles to the east. There are frequent rail services to London (Paddington) with an average journey time of 27 minutes.
 The new Elizabeth Line is only a short walk away providing 4 new higher capacity trains running an hour in each direction between Slough and London.

Unemployment within Slough has historically been below the national average and is currently 3.7% compared to the national average of 4.3%.

Banking, finance, transport, storage and communication, together with manufacturing, are the dominant sources of employment within the catchment. Major employers include O2, Tesco, Asda, Computer Associates, Orange Business Services, Honda, Compuware and Amazon.

Situation

The property occupies a 100% prime position within the High Street located between Paddy Power and Snappy Snaps. Scope, Ladbrokes, William Hill and within very close proximity of the Queensmere Shopping Centre which is undergoing major development.
 The Empire cinema and restaurants in Town Square opposite the property introduces a leisure use to the High Street which has contributed to increased footfall.

Retailing within Slough

Retailing in Slough has historically been dominated by the Queensmere and Observatory Shopping Centres. The prime retail pitch is now perceived to be the High Street which is proving to be a more popular location with retailers. A number of recent lettings has been as a result of retailers relocating from these schemes in a drive to reduce property costs. We anticipate this trend continuing.

British Land and the Abu Dhabi Investments Authority have gained outline consent for a massive housing and offices-led scheme in the centre of Slough, in what will be one of the UK's largest Shopping Centre redevelopments.

The plans which gained outline consent on 30 October 2022 are for the demolition of all buildings and phased redevelopment for up to 3.78 million square feet across six development zones. They include two 18-storey buildings in the town centre as a range of six- to 12-storey blocks.

Major occupiers in the town include WH Smith, EE, JD Sports, Debenhams, H Samuel and Costa Coffee.



Description

The property comprises of a mid terrace three storey building originally constructed circa 1930's.

It is opined that the property was originally used as a cinema as noted by the art deco cladding on the front elevation. The entire property is occupied by Lloyds Bank PLC. The property is arranged over basement, ground and ancillary offices on the first and second floors.

Tenure

Freehold.

The entire property is let to **Lloyd's Bank Plc** on a FR&I lease of 5 years from 23rd December 2020 without rent review at the current passing rental of **£70,000 per annum**.

The lease is subject to a Tenant only Break Clause at the end of the 3rd year by giving the Landlord 6 months prior written notice. The lease is inside the security of the Landlord and Tenant Act 1954

Accommodation

The property affords the following approximate NIA areas:

Ground Floor:	269 Sqm	(2,897 Sq Ft)
Frist Floor:	161.8 Sqm	(1,742 Sq Ft)
Second Floor:	52.2 Sqm	(562 Sq Ft)
Basement:	117.5 Sqm	(1,265 Sq Ft)
Total Area:	600.5 Sqm	(6,466 Sq Ft)

Price

Upon Application

Contact: Christo & Co

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London

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Christo & Co as Agents and for the Vendors/Lessors of this property give notice that: 1) These particulars have been checked and are understood to be materially correct at the date of publication. The content however, is given without responsibility and should not, in any circumstances, be relied upon as representations of fact. Intending Purchasers/Lessees should satisfy themselves as to their correctness and as to the availability to the property prior to arranging viewings of the property. 2) These particulars are a guide only and do not form part of an offer or contract. 3) Christo & Co, their employees, nor the Vendors/Lessors make or give any representation or warranty in relation to the property. 4) No representation or warranty is given in respect of any part, equipment or services at the property. 5) Unless otherwise stated, prices, rents or other prices quoted are exclusive of VAT. Intending Purchasers/Lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. 6) Date of Publication: April 2023.