



Colbrook, Berkshire
£325,000 *Freehold*

B. S. BENNETT

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Offering the potential to be a Lifestyle home/workspace, ideal for someone who may want to run their business from a home. This building was converted by the current owner for this purpose and indeed has previously lived at the property using the top floor as a bedroom with en suite. It is a wonderfully quirky space with a vary varied history. Could be converted to residential subject to Planning. Currently this Freehold property has Office/Light Industrial/B1 Use. Located in the historic village of Colnbrook. The accommodation is arranged over three floors with an overall floor area that measures approximately 106.7 sq. m (1149 sq. ft). The ground floor includes a large open-plan office area with double doors that lead out to a small courtyard. The first floor offers a kitchen, dining area and WC. On the second floor there is a further office area/potential bedroom and shower room. To the front of the property there is parking for two cars. Ideal investment opportunity. Energy Rating: E

Location:

Colnbrook village is located southeast of Slough town centre and to the west of Heathrow Airport. Easy access to both M25, M4 Motorways and approximately 20 miles from central London.

Location Value Added Tax (VAT):

All figures quoted are exclusive of VAT where applicable.

Legal Costs:

Each party will be responsible for their own legal costs incurred in this transaction.

Business Rates:

Rateable value: 1st April 2023 - 31st March 2026 £13,750. 1st April 2026 £14,500.

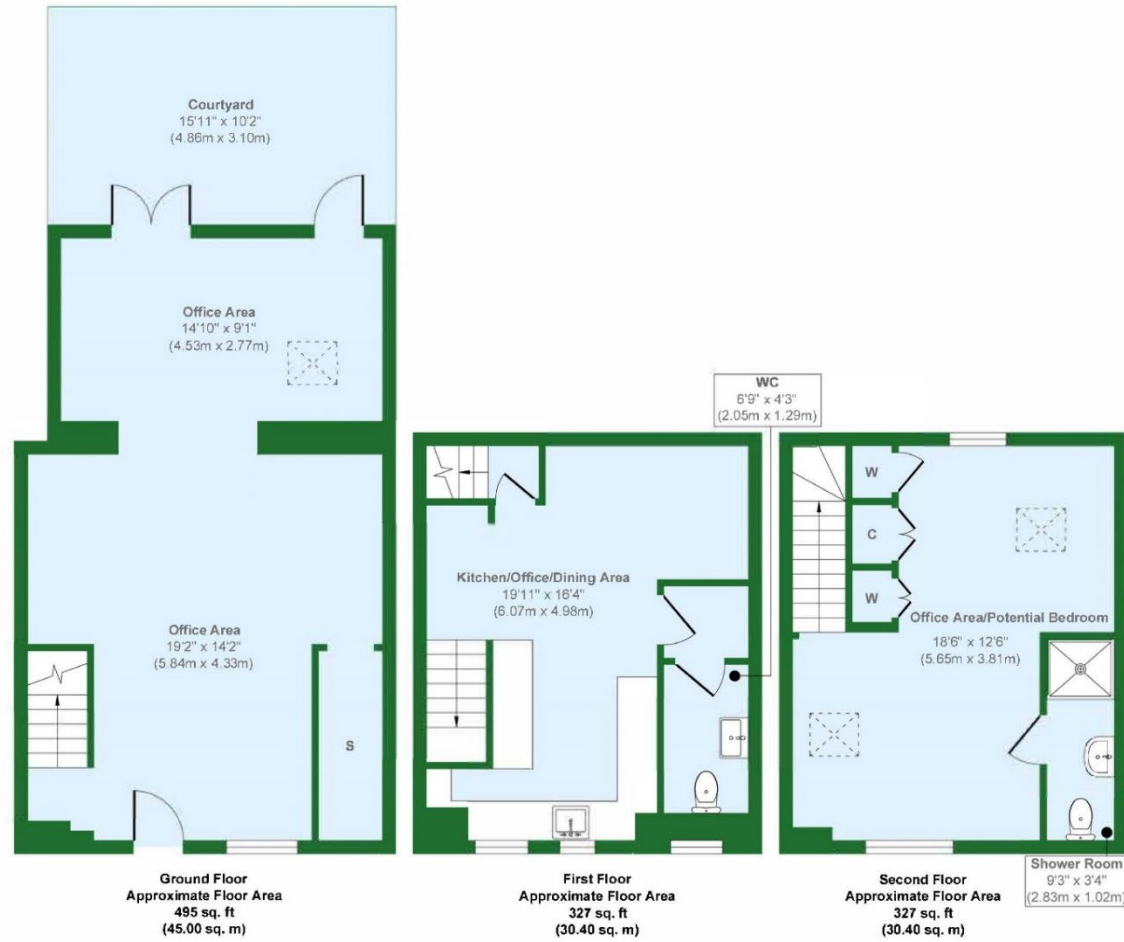
Rates Payable: £ TBC

Interested parties should make their own enquiries to the local authority to verify this information along with any relief that may be applied.

Local Authority:

Slough Borough Council, Observatory House, 25 Windsor Rd, Slough, Berkshire SL1 2EL. Tel: 01753 475111





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Please Note: We wish to inform prospective purchasers that these sales particulars are set out as a general guide. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes are approximate: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the seller unless specifically itemised within these particulars. Internal photographs and floor plans are intended as a guide only. Where shown details of the lease, ground rent and service charge have been provided by the seller and their accuracy cannot be guaranteed. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.