

**Lot 3, 127 High Street, Slough,**

**Berkshire SL1 1DH**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Freehold Retail Investment with Planning for Residential on Upper Floors

[www.acutus.co.uk](http://www.acutus.co.uk)

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## Property Information

### Freehold Retail Investment with Planning for Residential on Upper Floors

- Shop let to Merkur Slots UK Limited until February 2036 (subject to options)
- Vacant upper floors with Planning Permission granted in January 2022 for conversion to Residential
- Very close to the main entrance of Queensmere Shopping Centre
- Nearby occupiers include Iceland Supermarket, Boots the Chemist, Superdrug, Nando's, Greggs, McDonald's, KFC, JD Wetherspoon

**Lot** 3  
**Auction** 9th July 2024

**Rent**  
£42,500 per Annum Exclusive  
plus Vacant Upper Floors with Planning to convert to 5 Flats

**Sector**  
High Street  
Retail/Residential/Development

**Status**  
Available

**Auction Venue**  
Live Streamed Auction

### Location

**Miles** 20 miles east of Reading, 22 miles west of Central London  
**Roads** A332, A412, M4 (Junction 6), M25 (Junction 15)  
**Rail** Slough Railway Station (Elizabeth Line and Overground)  
**Air** London Heathrow Airport (5 miles)

### Situation

The property is prominently situated on the north side of High Street, in the heart of the town centre, which leads to the main entrance of Queensmere Shopping Centre. Nearby occupiers include Iceland Supermarket, Boots the Chemist, Superdrug, Nando's, Greggs, McDonald's, KFC, JD Wetherspoon.

### Tenure

Freehold.

### EPC

Band D

### Description

The property comprises a well-configured shop arranged on the ground floor, with separately-accessed ancillary accommodation arranged on the first and second floors, offered vacant with planning to convert to residential. The property also comprises a basement with ancillary accommodation, also offered vacant.

### VAT

VAT is applicable to this lot.

### Planning

Planning permission was granted on 27/01/2022 from Slough Borough Council (R: P/03748/014) for the change of use from Offices to Residential (class C3) of the first and second floors, including a loft conversion. ([www.slough.gov.uk](http://www.slough.gov.uk))

### Completion Period

Six Week Completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.	Rent Reviews
Ground	Retail/Ancillary	131.92	(1,420)	MERKUR SLOTS UK LIMITED (1)	15 years from 18/02/2021 on a full repairing and insuring lease (2)	£42,500	17/02/2026 and 17/02/2031
First / Second	Ancillary Ancillary	92.90 86.86	(1,000) (935)	VACANT	-	-	-
<b>Total</b>		<b>311.68</b>	<b>(3,355)</b>			<b>£42,500</b>	

(1) The Merkur Casino Group operates from over 200 stores across the UK. The Merkur Casino Group is a part of the Gauselmann Group, a large multi-national adult gaming company, that also operate in Germany and Spain ([www.merkurcasinouk.com](http://www.merkurcasinouk.com)). For the year ending 31/12/2023, Merkur Slots UK Limited reported a turnover of £181,521,000, a pre-tax profit of £4,331,000 and a net worth of £4,257,000 ([www.northrow.com](http://www.northrow.com))

(2) The lease is subject to a tenant only option to determine on 17/02/2026 and 17/02/2031. The lease is also subject to a schedule of condition.

NB: Please note that the property has a Basement which is accessed via a separate external staircase to rear of the property but the Basement is not demised to Merkur.

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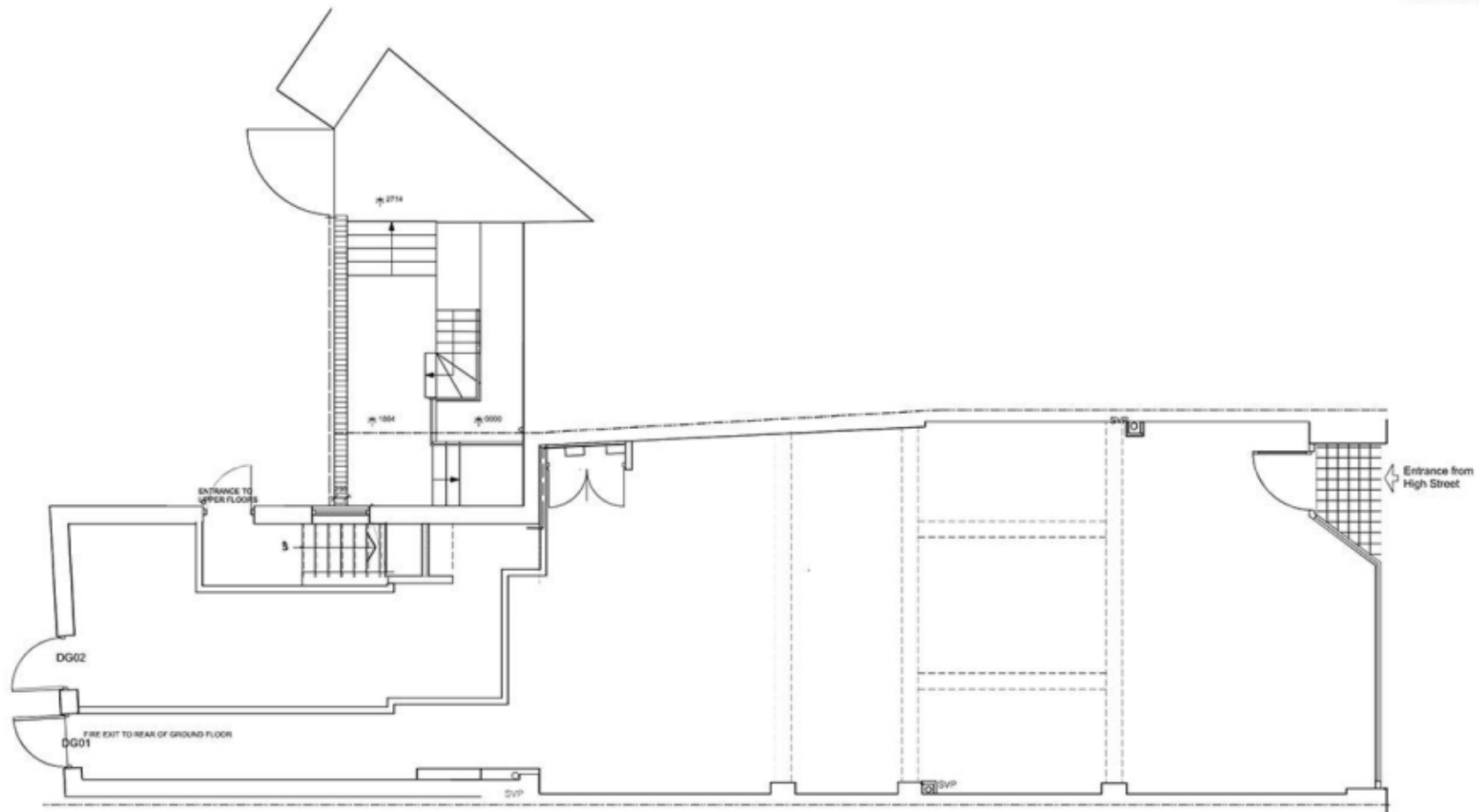


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EXISTING GROUND FLOOR PLAN

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**stanzadesign**  
PARKWAY HOUSE, SHEEN LANE  
LONDON, SW14 8LS

client / job  
127 HIGH STREET  
SLOUGH  
SL1 1DH

scale:	date:
1: 50 @ A2	12-11-20
drawn by:	checked:
JK	

t: 020 8994 0010 e: [all@stanzadesign.co.uk](mailto:all@stanzadesign.co.uk)

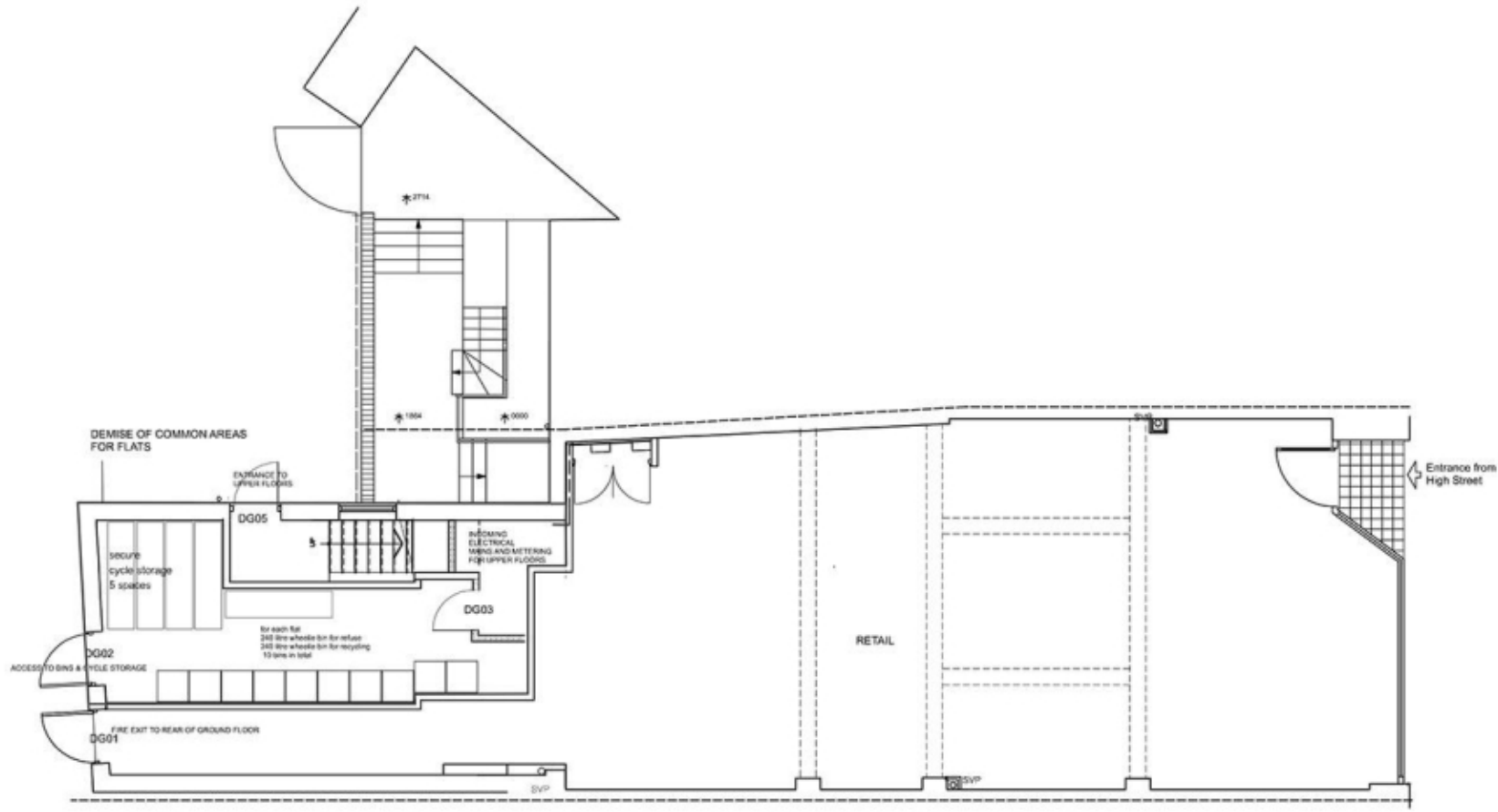
EXISTING GROUND  
FLOOR PLAN

job no:	sheet no:
SC2011	SVO2

# Lot 3, 127 High Street, Slough, Berkshire SL1 1DH

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RECEIVED - 02.06.2024



PROPOSED GROUND FLOOR PLAN

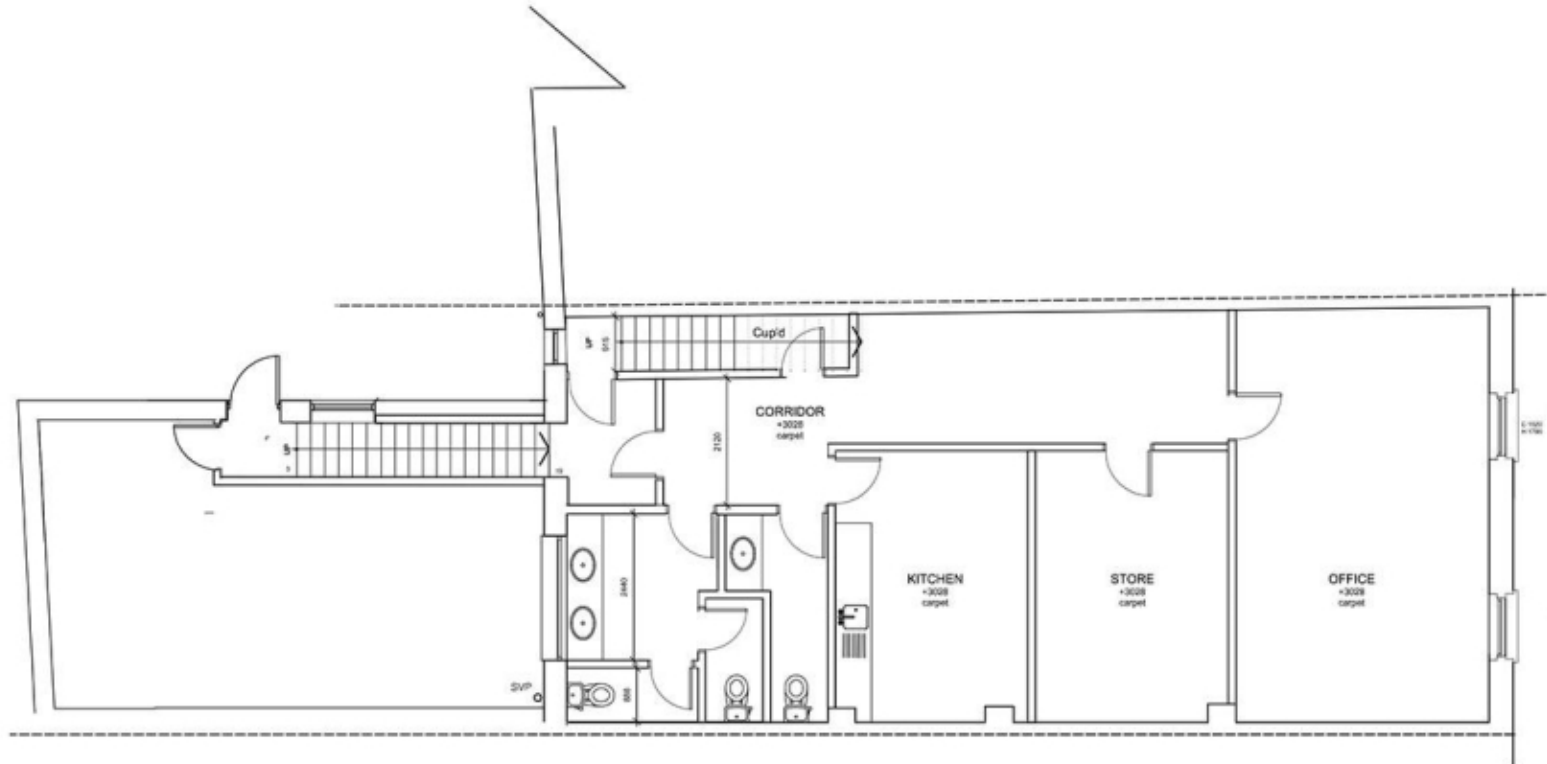
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PARKWAY HOUSE, SHEEN LANE LONDON, SW14 8LS		Drawn by: JK		Checked: JK	
1: 020 8994 0070    e: info@stanzadesign.co.uk ARCHITECTURE • INTERIORS • MANAGEMENT		PROPOSED GROUND FLOOR PLAN		Job No: SC2011    Rev: PLO2	



# Lot 3, 127 High Street, Slough, Berkshire SL1 1DH

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EXISTING FIRST FLOOR PLAN



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client / job:  
127 HIGH STREET  
SLOUGH  
SL1 1DH

EXISTING FIRST FLOOR  
PLAN

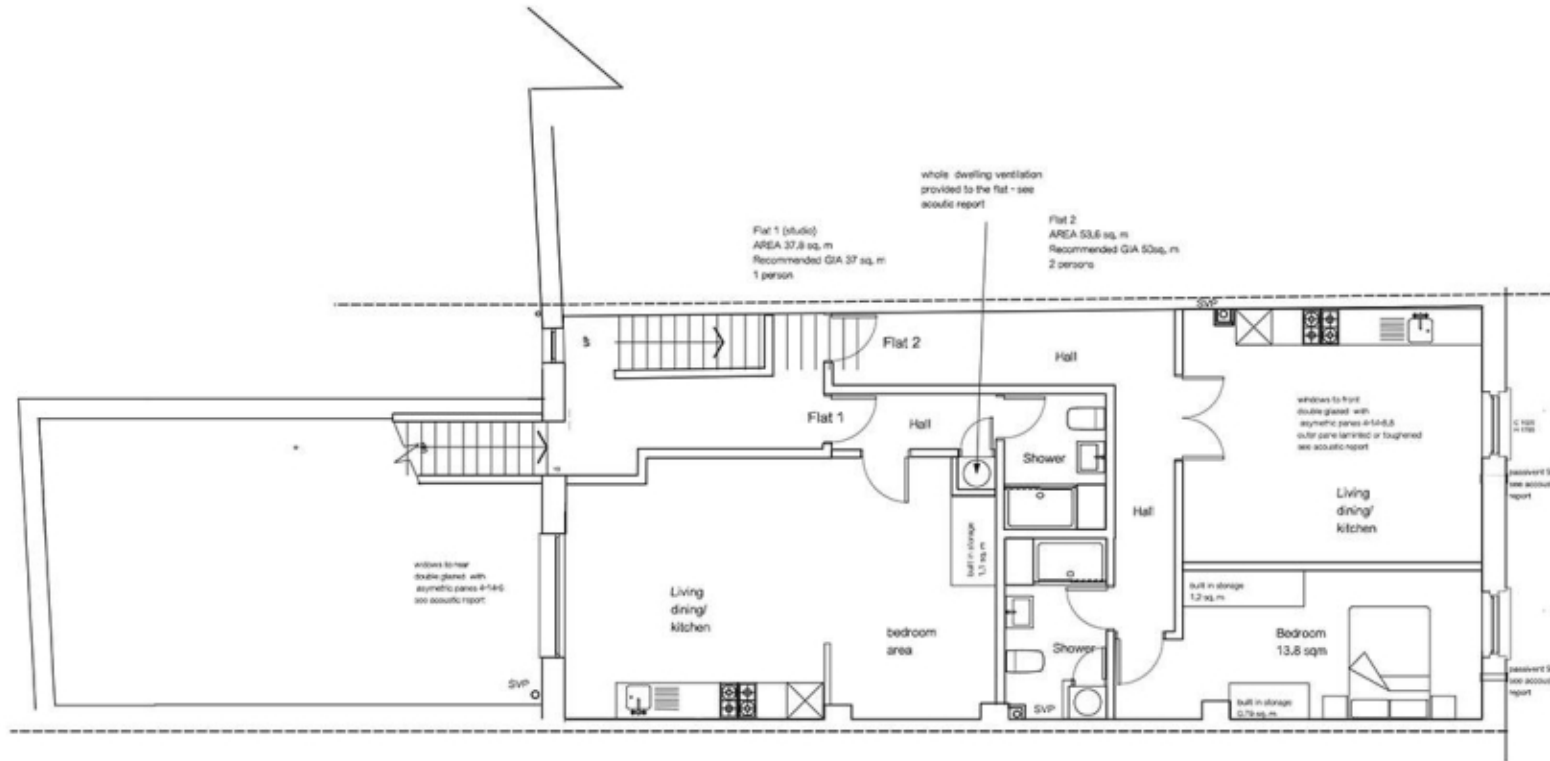
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drawn by: JK  
checked:

proj no: SC2011  
shop no: SVO3

# Lot 3, 127 High Street, Slough, Berkshire SL1 1DH

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PROPOSED FIRST FLOOR PLAN



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Client / job: 127 HIGH STREET  
SLOUGH  
SL1 1DH

Drawn by: JK

DATE: 30-11-20

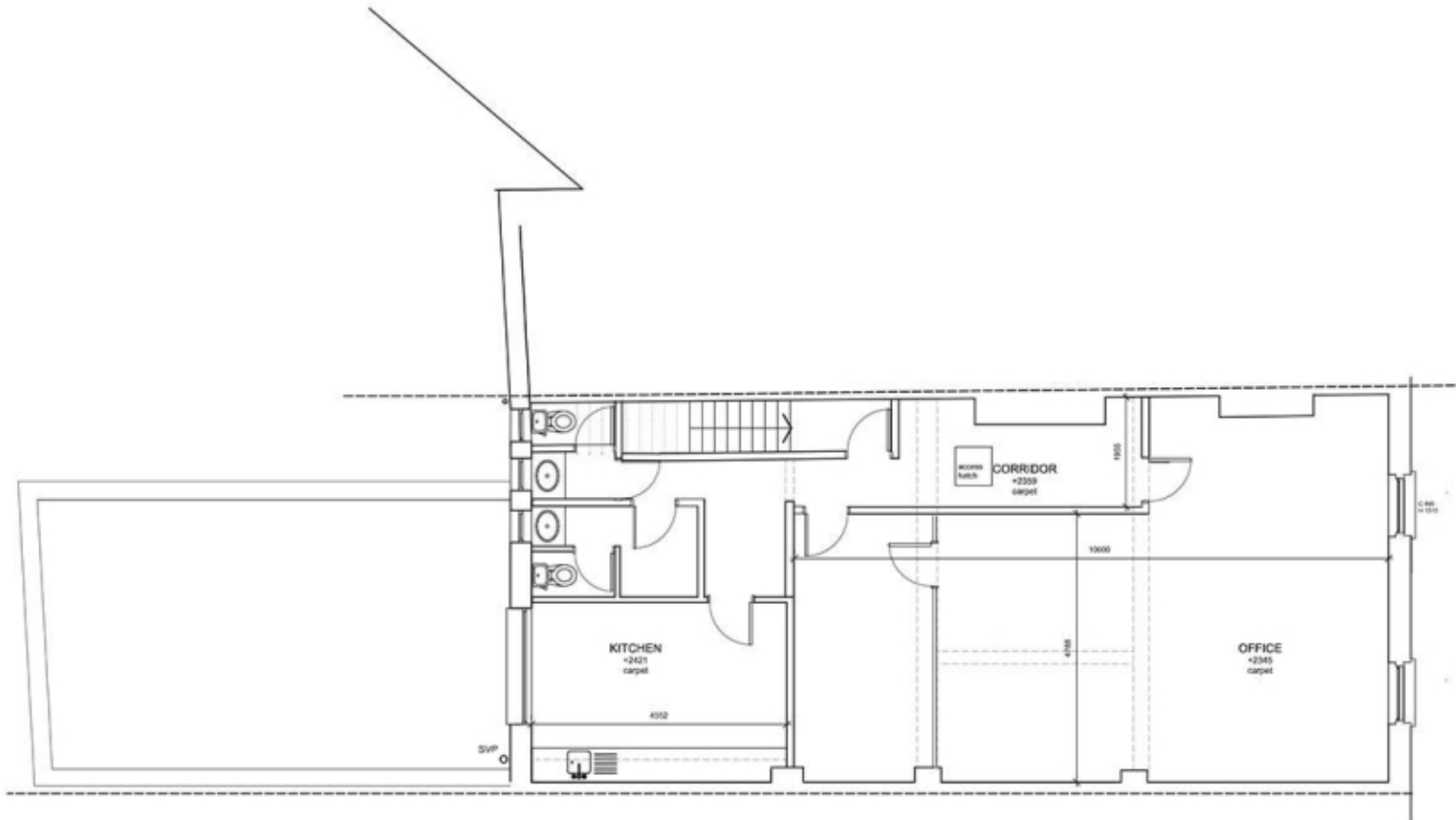
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SC2011 PLO3 A

# Lot 3, 127 High Street, Slough, Berkshire SL1 1DH

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EXISTING SECOND FLOOR PLAN

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client / job  
127 HIGH STREET  
SLOUGH  
SL1 1DH

scale  
1:50 @ A2

date  
27-07-20

drawn by  
JK

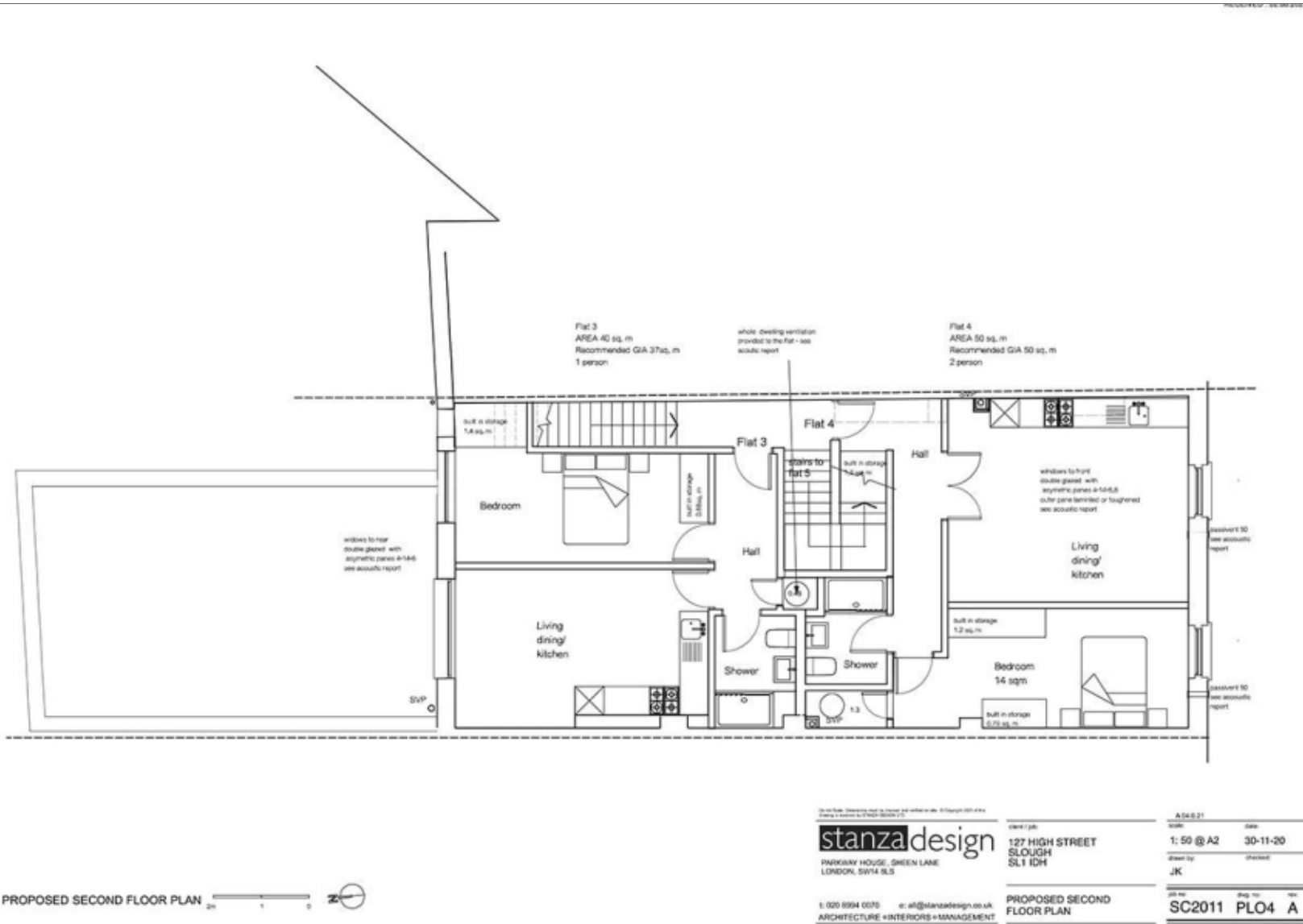
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job no.  
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drawn no.  
SVO4

# Lot 3, 127 High Street, Slough, Berkshire SL1 1DH

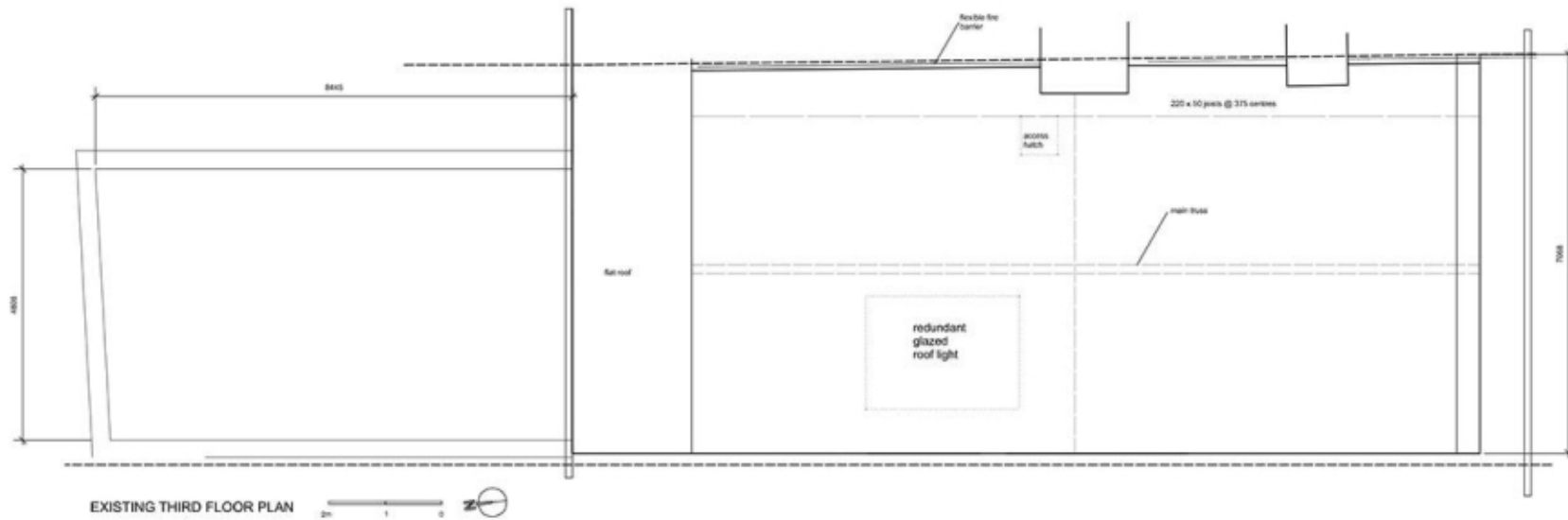
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EXISTING THIRD FLOOR PLAN



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client / job  
127 HIGH STREET  
SLOUGH  
SL1 1DH

EXISTING THIRD FLOOR  
PLAN & ROOF SECTION

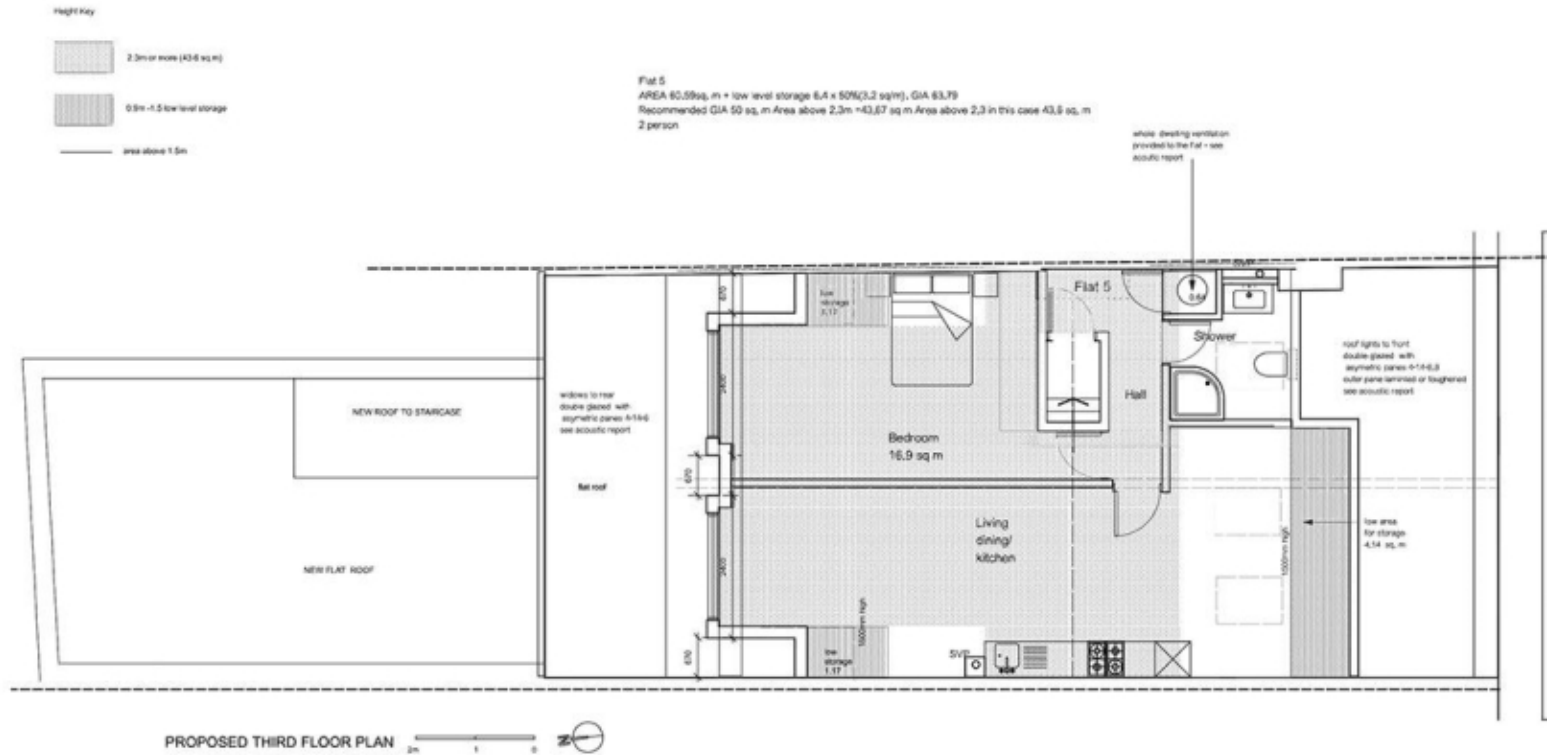
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drawn by: JK checked:

job no: SC2011 des. no: SVO5 rev:

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RECEIVED: 02/06/2021



PROPOSED THIRD FLOOR PLAN

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 ARCHITECTURE • INTERIORS • MANAGEMENT

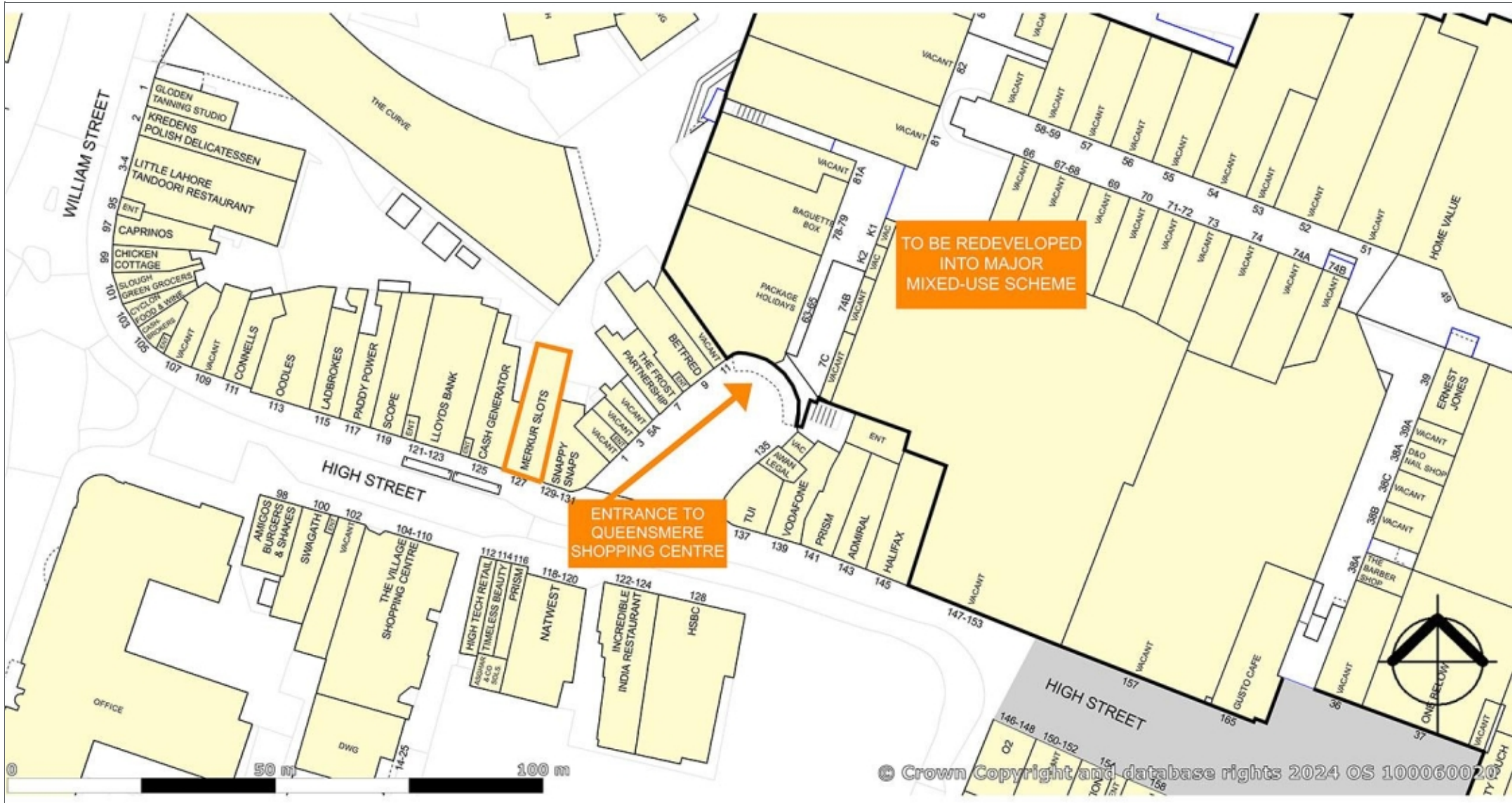
client / job  
 127 HIGH STREET  
 SLOUGH  
 SL1 1DH

PROPOSED THIRD  
 FLOOR PLAN

AK4621	89621
date	date
1: 50 @ A2	30-11-20
drawn by	checked
JK	
job no.	proj. no.
SC2011	PLO5 B

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## Contacts

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2024