



020 7935 2222

www.restaurant-property.co.uk

Dean's Diner, Unit N76a, Queensmere Shopping Centre, Slough SL1 1DG



RESTAURANT LEASE FOR SALE • PRIME TOWN CENTRE LOCATION

LOCATION

The premises occupies a prominent corner position in the Town Square, adjacent to Nando's and the entrance to the 10 screen Empire cinema.

Queensmere shopping centre is located in the heart of Slough and is the entertainment hub for the town with a weekly footfall in excess of 350,000. The centre is anchored by Debenhams and Marks & Spencer with a 10 screen Empire Cinema and Easygym health and fitness club.

Other restaurant operators include KFC, Dragon Chef, Pizza Hut and Burger King.

ACCOMMODATION

The property is arranged over ground floor providing the following approximate areas:

Ground Floor: 1,246 sq ft plus outside seating

LEASE

The property is available by way of assignment of the existing 25 year Fully Repairing and Insuring lease from 2nd November 2010, expiring 1st November 2035.

RENT

Upon application

PREMIUM

Offers invited for the benefit of the existing lease and a fully fitted restaurant. All fixtures and fittings are included except for the coffee machine, tills and duke box.

RATES

We have been verbally informed by the Local Authority:

2010-2011

Rateable Value: £102,000

Rates Payable: £44,166

All parties are advised to confirm the above with Slough Borough Council.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWINGS

Please contact vendor's sole agent:

Mark Calder

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Subject to contract

Property Misdescriptions Act 1991/Misdescriptions Act 1967

Restaurant Property hereby gives notice that these particulars do not form any part of a contract or Offer. The details contained are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements of facts. Any intending purchaser must satisfy himself as to the correctness of each statement. The vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property.