



## The Herschel Arms

Ref. 3858273

22 Park Street, Slough, Berkshire, SL1 1PS

Freehold: £395,000 plus VAT

Character property

Located in built-up residential area

Suitable for a range of uses STPP

Front bar (20) Rear bar (40)

Three bedrooms across first floor

Excellent investment opportunity



A characterful two-storey property with a history dating back to 1860. The property is brick built with a large, split level ground floor with front and rear bar areas. The open plan ground floor has potential for a range of uses.

The first floor was formerly used as managers accommodation and could potentially be converted to a number of alternative uses, subject to relevant permissions.



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### Location

The property is located in central Slough in Berkshire, in close proximity to the mainline railway station, allowing access to central London in twenty minutes via Cross Rail. The pub is surrounded by amenities including shops, parks, restaurants and hotels.

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### The Opportunity

Slough is a popular commuter town with excellent transport links in close proximity to London, as well as the Berkshire countryside. The property would suit a range of business opportunities or conversion to residential (STPP).

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### Development Potential

The property would suit a range of uses, subject to planning permission.

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### Fixtures & Fittings

The property is sold as seen, any loose furniture will remain, no inventory will be provided.

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### Internal Details

Ground floor - Front bar and split level back bar with a total of c. 60 covers.  
Male and female toilets  
First floor - Three double bedrooms and a bathroom

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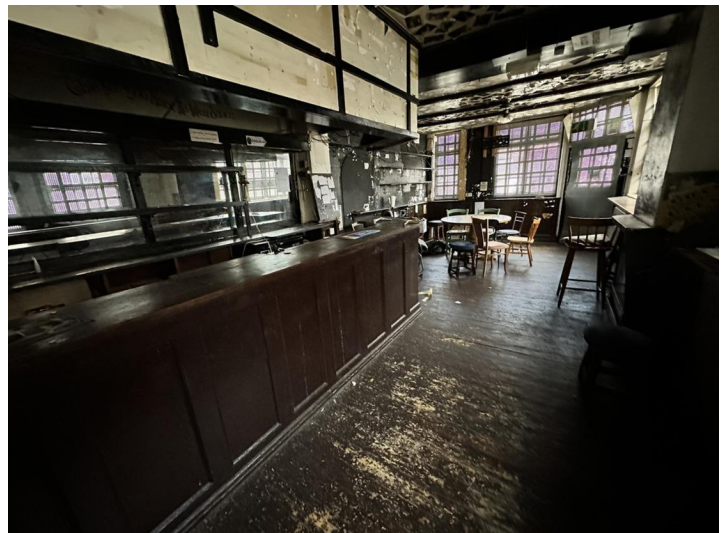
### Business Rates

Rateable value of £5,750.

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### External Details

The property has no outside space or parking facilities.



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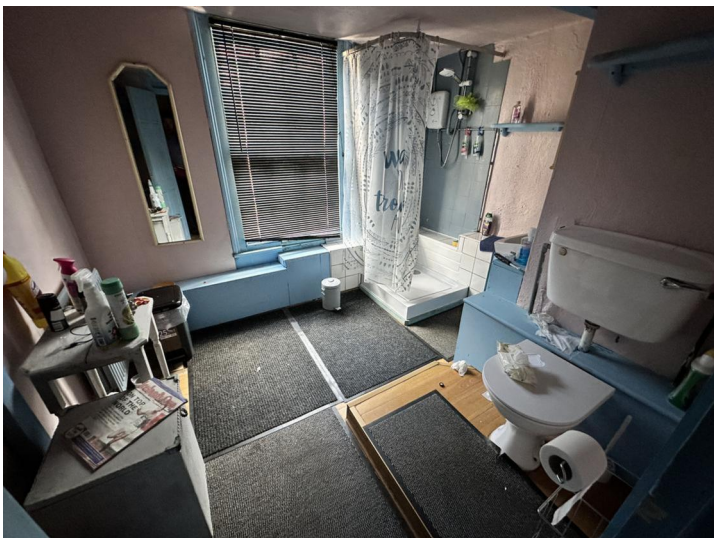
### Tenure

Freehold

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### Regulatory

Premises licence - can trade from 10am to midnight Monday to Wednesday, 10am to 2am on Thursday to Saturday and from noon to 11pm on Sunday.



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## Other Property

The purchaser (via their solicitor) will be required to pay an abortive legal fee deposit of £5,000 (to be held by the seller's solicitor) prior to the release of the legal package.

The purchaser will have fifteen working days from the date the legal pack is released from the seller's solicitor to the purchaser's solicitor to exchange contracts.

10% of the purchase price will be payable upon exchange of contracts. If the purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price.

If the purchaser withdraws from the transaction, or the contracts are not exchanged within such period, the abortive legal fee will be forfeited. The seller will undertake to provide timely responses to the purchaser's enquiries and comments to facilitate their ability to exchange contracts within the required time.

The deposit will be refunded if the seller is unable to show good title (assuming any issue raised cannot reasonably be covered by indemnity insurance) or withdraws from negotiations within the required time (save where due to the seller revising the agreed terms).

If exchange shall not occur within the required time, the seller shall be free to withdraw from the transaction and retain the abortive deposit.

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## Trading Information

No historical trading information available.

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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Tim Widdows

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Reading



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189