



**DRAKE  
& COMPANY**

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London  
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020 7495 7500

## **PUBLIC HOUSE - FOR SALE - RESIDENTIAL POTENTIAL**



## **THE GREYHOUND**

**112 ALBERT STREET  
SLOUGH  
SL1 2AY**

**FREEHOLD  
OIRO**

**£249,000 + VAT**

- Residential location
- Character property
- Potential for change of use  
(subject to planning)
- Site area 304 sq m

## LOCATION

The large town of Slough has a population of 119,000 and is situated 19 miles west of Central London close to the M4 and Heathrow Airport.

The property is situated in a mixed use (mainly residential) area close to the town centre.

## PROPERTY

The semi-detached character property is brick built under a pitched tiled roof. The property provides the following accommodation:-

<b>Ground Floor</b>	Open plan bar area Trade kitchen, storage area & WC's
<b>Basement</b>	Beer cellar
<b>First Floor</b>	Three rooms & bathroom
<b>External</b>	Paved trade garden to rear Covered smoking area Garage Car park - 3 spaces

From our inspection and Promap we estimate that the site and property provide the following areas:

<b>Site area</b>	<b>0.08 acre</b>	<b>304 sq m</b>
Ground Floor Bar	517 sq ft	48 sq m
Ground Floor Ancillary	366 sq ft	34 sq m
Basement	366 sq ft	34 sq m
First Floor	624 sq ft	58 sq m
<b>TOTAL AREA</b>	<b>1,884 sq ft</b>	<b>175 sq m</b>

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The purchaser will be offered the opportunity to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## PLANNING

In our view the property provides an excellent opportunity for alternative uses, including residential conversion (stp).

Interested parties seeking an alternative use or redevelopment are advised to make their own enquiries of Slough Borough Council on 01753 475111.

## RATING ASSESSMENT

We have been verbally advised by the local rating authority that the current assessment is as follows:

Rateable value:	£13,500
Rates payable 2011/12	£ 5,846

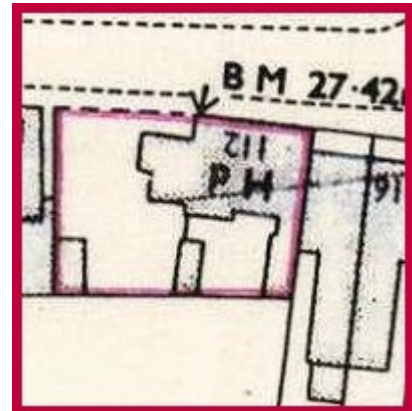
Interested parties are advised to verify these figures with Slough Borough Council on 01753 475111.

## PRICE

We are instructed to invite unconditional offers in the region of **£249,000** excluding VAT which will be payable.

## VIEWING

For further information or an appointment to view please contact **Warren Drake** of sole agents Drake & Company on **020 7495 7500** or [warren@drakeproperty.co.uk](mailto:warren@drakeproperty.co.uk)



### Misrepresentation Act 1967.

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- (2)The statements herein are made in good faith but without any responsibility whatsoever on the part of the vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or

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