



# PRINCES HOUSE

9-15 HIGH STREET, SLOUGH, SLI IDY  
RESIDENTIAL INVESTMENT OPPORTUNITY  
FOR SALE ON BEHALF OF FIXED CHARGE RECEIVERS

moorfields

VANDERMOLLEN  
REAL ESTATE

## Investment Opportunity

13 leasehold apartments to be sold on behalf of fixed charged receivers.

7 spaces available for car or motorbike parking

Twelve out of thirteen flats are currently let.

The flats comprise of 2 x studios, 7 x 1 bedrooms and 4 x 2 bedrooms.

Total net saleable area 5,852 square feet

Current and estimated gross annual income of £144,300.

Total service charge of £16,960.71 p/a.

Peppercorn ground rents





## LOCATION

Princes House is located on the High Street, in the city centre of Slough.

It is well located in terms of transport links with Slough over-ground station, being only 1.3 miles away, providing direct access to London Paddington via Great Western Railway in half an hour. There are also various bus routes available from the bus terminal, which is located directly outside Princes House, which provide transport to a number of locations including Slough railway station and the city centre.

The building is also well positioned to a number of local amenities including Salt Hill Park which lies 0.2 miles to the west, as well as, Queensmere Shopping Centre with occupiers including, B&M, Sports Direct, Primark and Iceland. Tuns Lane located nearby, provides access to the M4 at junction 5.



## THE OPPORTUNITY



Princes House is a recently constructed (practical completion April 2018) block containing 41 flats.

We are instructed to dispose of 13 leasehold interests and 7 parking spaces on behalf of fixed charged receivers on 997-year leases. The 13 flats for sale comprise of 2 x studios, 7 x 1 bedrooms and 4 x 2 bedrooms. The total saleable area for the 13 units is 5,852 sq ft. The current & estimated annual rental income of the 13 flats is £144,300 p/a and the estimated service charge is £16,960.71 p/a. The ground rents are a peppercorn.



## CONDITION

All flats are presented in good condition and when developed featured engineered timber flooring, except in bedroom and bathroom, neutral carpets in bedroom, fixed partitions and polished wood doors, double glazing and roof insulation.





## TENANCIES



Please see below, the current accommodation and income schedule:

Flat No.	Beds	Sq Ft	Rent P/C/M	2020 Service Charge Estimate
Flat 2	Studio	269	£725 est.	£735.04
Flat 3	Studio	276	£750	£740.10
Flat 4	1 bed	341	£800	£1,079.10
Flat 8	1 bed	400	£850	£1,129.70
Flat 12	1 bed	500	£900	£1,486.95
Flat 16	1 bed	341	£875	£1,079.10
Flat 30	2 bed	549	£1,100	£1,635.64
Flat 32	1 bed	525	£900	£1,445.04
Flat 34	1 bed	479	£950	£1,399.50
Flat 35	2 bed	549	£1,075	£1,635.64
Flat 36	2 bed	549	£1,100	£1,635.64
Flat 37	2 bed	549	£1,100	£1,635.64
Flat 39	1 bed	525	£900	£1,323.62
<b>Total</b>			<b>£12,025</b>	<b>£16,960.71</b>

## CONTACT

For further information please contact:

### VANDERMOLEN REAL ESTATE

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### TENURE

The flats are being sold long-leasehold (997 years).

### PLANNING

The most recent planning application associated with this property was submitted January 2018. Further plans and information can be found by [clicking here](#).

### VIEWINGS

The building can be viewed by way of appointment. Please contact us to arrange.

### PRICE

We are guiding offers in excess of £2,200,000 subject to contract for the 13 leasehold interests.

### METHOD OF SALE

The property is for sale by way of private treaty.

### FURTHER INFORMATION

Further plans and information are available upon request.



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