HIGH STREET
SLOUGH, SL1 1TX

£700,000

Positioned at 325 High Street, Slough, SL1 1TX, this high-quality mixed-use opportunity combines a modern two-bedroom apartment with an established ground-floor barbershop, creating an attractive proposition for investors seeking reliable rental income in one of Slough's most central and high-demand locations.

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Approximate Gross Internal Area 864 sq ft - 80 sq m
Ground Floor Area 432 sq ft – 40 sq m
First Floor Area 432 sq ft – 40 sq m

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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The ground floor commercial unit, currently operating as a long-standing barbers, benefits from strong footfall on Slough's main High Street. In addition to the main trading area, the shop includes its own bathroom plus a rear office space, enhancing its practicality and appeal for a wide range of tenants.

Above, the self-contained two-bedroom apartment offers modern, comfortable living with a separate contemporary kitchen, a spacious living room, a well-sized double bedroom, and a sleek bathroom. The private entrance ensures full independence from the commercial premises, making it attractive to professional tenants seeking quiet, well-located accommodation.

The property's rear access is a significant advantage, providing two private parking spaces allocated specifically to the flat—a rare benefit for such a central address. The barbershop retains use of the front ground-floor apron for parking or loading if required, keeping all demised areas clearly separated and practical for long-term occupation.

Located moments from shops, restaurants, cafés and key amenities, and within easy walking distance of Slough Station (Elizabeth Line), the property is ideally placed to attract both residential and commercial tenants. Slough's ongoing

- **Sold with no onward chain**
- **0.4 miles from Slough Rail Station (Access across Central London via the Elizabeth Line)**
- **Within walking distance of Upton Court Grammar School & St Bernard's Catholic Grammar School**
- **Split level accommodation above commercial unit**
- **EPC Rating B**

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