FOR SALE

2A ALPHA STREET NORTH, SLOUGH, SL1 1RB

Summary

Tenure	For Sale
Available Size	1,045 sq ft / 97.08 sq m
Price	£475,000 Guide price, excl. Subject to the existing tenancies
Service Charge	N/A
Business Rates	N/A
EPC Rating	B

Key Points

- Freehold investment
- Restaurant let to SJS Holdings Ltd (approx. 22 S.K.V.P outlets)
- Potential for an additional flat (subject to planning)
- Walking distance to Slough station (Elizabeth Line)
- Income £35,800 pax
- Self-contained one-bed flat with own street entrance
- Close to Slough High Street, Observatory and Queensmere
- VAT not applicable

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Description

An income-producing freehold in the centre of Slough. The ground floor is a restaurant trading as S.K.V.P, and above is a separate one-bedroom maisonette with its own street entrance. Combined rent is £35,800 a year.

Accommodation & Tenancies
Ground floor restaurant – about 453 sq ft (42.13 sq m). Rent £20,500 pax under a 15-year lease from 12/07/2013 till July 2028. The lease was assigned to SJS Holdings Ltd, operator of roughly 22 S.K.V.P outlets across the country, with the previous tenant SKVP (Slough) Limited providing an Authorised Guarantee Agreement.

First floor flat – about 592 sq ft (55.00 sq m). A one-bedroom flat let on a former Assured Shorthold Tenancy from 20/09/2025 at £1,275 pcm (£15,300 a year).

Floor areas taken from the Valuation Office Agency and EPC Register.

Planning
There may be scope to add a further flat by raising the roof. Consent for this was granted in the past (ref. P/07171/005) but has since expired, so a fresh application would be needed. Buyers should check with Slough Borough Council.

EPC
Retail B32 / Flat C69.

Location

The building sits just off Slough High Street, close to both the Observatory and Queensmere shopping centres. Queensmere is being redeveloped by Berkeley Homes into new housing, shops and public space, which should bring more people into this part of town. Primark, Boots, Iceland, McDonald's and Nando's are all close by.

Slough station is within walking distance, with the Elizabeth Line and GWR trains reaching Paddington in about 17 minutes. Road links are good via the A4 and junction 6 of the M4, and Heathrow is approximately 7/8 miles away.

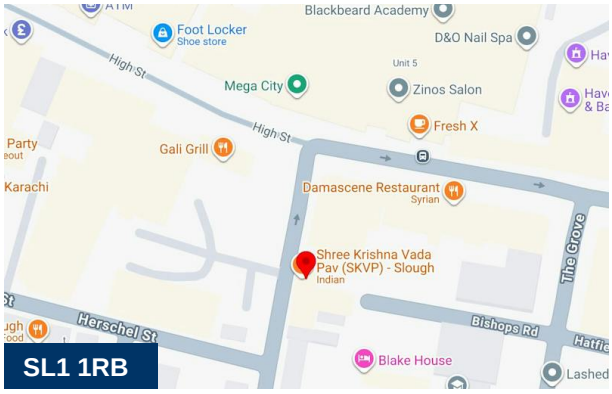
Viewings

Strictly by appointment via Focus Commercial, telephone 01753 770124 or enquiries@focuscommercial.com.

Terms

Available for sale at a guide price of £475,000 excl., subject to the existing tenancies. VAT is not currently applicable. Each party to bear their own legal costs.

Anti-Money Laundering
In line with current regulations, the successful purchaser will be required to



Viewing & Further Information

Kevin Nee
01753 770124
kevin.nee@focuscommercial.com

These particulars are for general information purposes only and do not represent an offer of contract. You should not assume that the property has all necessary planning, building regulations or other consents and Focus have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers or Tenants must satisfy themselves of all of the aforementioned by inspection and survey. Generated on 23/10/2026

provide proof of identity and source of funds before a sale is agreed.

Limitations

Measurements are for guide purposes only and are offered for the purpose of assisting the prospective purchaser in deciding whether to visit the property. Buyers must rely on their own measure. You are required to make your own investigations into matters relating to planning, highways, environmental and licensing.