

## Lot 7

Montem Guest House,  
11-13 Montem Lane, Slough,  
Berkshire SL1 2QU  
**GUIDE PRICE: £750,000**



### IMPOSING GUEST HOUSE CLOSE TO TOWN CENTRE

This income producing guest house is situated in a prime trading location within half a mile of Slough town centre. Montem Lane is located off the Bath Road within easy reach of Slough Mainline Station, travel connections and shopping facilities. We understand the Guest House operates as 25 rooms with an additional staff studio flat. We are also given to understand that the average weekly rent received is approximately £3,000 (£156,000 pa) and the property is being sold with the benefit of the on-going income. The property may also offer scope for conversion/development subject to obtaining any necessary planning consents that may be required.

#### ACCOMMODATION

The Guest House currently runs with 6 x single rooms, 5 x double rooms, 7 x triple rooms, 3 x quadruple rooms, 4 x family rooms, staff studio flat.

#### TENURE

Freehold

#### LOCAL AUTHORITY & TAX RATING

Slough Borough Council 01753  
475111  
Council Tax Band: G

#### VIEWING TIMES

15/05 at 11am to 12pm  
22/05 at 4pm to 5pm  
31/05 at 11am to 12pm

#### JOINT AUCTIONEERS

Fairview International  
Slough office – 01753  
369055



STARTING BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN

FINAL BID