

DEVELOPMENT POTENTIAL (STP)

FOR SALE

TWO LOCK-UP SHOPS WITH DETACHED OFFICE, 15 LOCK-UP GARAGES AND YARD WITH FULL VACANT POSSESSION



Total Site Area 13,000 Sq. Ft. (1,208 Sq. M.)

113, 115, 117 & 119 Springfield Road

Windsor

SL4 3PZ

SUITABLE FOR REDEVELOPMENT (STP)

kemptoncarr.co.uk | Windsor office 01753 851251



Location

The property is located on the south side of Springfield Road which runs between Imperial Road and Alma Road with Imperial Road being one of the main roads leading from the M4 to Winkfield Road (B3022) and to Ascot to the south.

Springfield Road is a well established residential area, approximately 1/2 mile east of Windsor town centre with easy access to all areas of Windsor and the M4 which is approximately two miles away (Junction 6).

Description

The property comprises two adjoining lock-up shop units together with a detached office to the rear together with secure yard area and 15 lock-up garages/warehouse space.

The yard and offices are suitable for redevelopment (STP).

Accommodation

	Sq. Ft.	M2
Shop 113 - Ground Floor	954	
Shop 117 – Ground Floor	788	
Office – detached rear	819	
Garages/Workshop space/ Warehousing	3,529	
TOTAL	6,896	640.89
TOTAL SITE AREA	13,000	1,208

Terms

We are instructed to seek offers for the freehold interest at a level in excess of £800,000 subject to contract. The property is offered freehold with full vacant possession subject to the long leasehold interest on the two flats which currently paying a combined ground rent of £200 per annum.

NB: Please note from the site plan, one lock-up garage within the yard area is not within the vendor's ownership and there is a Right of Way on foot and with vehicles to the garage.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

The property currently has single rating assessment at £27,000. Rates Payable 2018/19: £12,933.

We suggest these amounts are verified by contacting RBWM on 01628 798888.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

We understand the property is not elected to pay VAT.

Energy Performance Rating

113 – C (57)

117 – D (100)

Office – D (93)

Viewing and further information



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