

# TWO LOCK-UP SHOPS FOR SALE



**1,742 Sq. Ft. (161.8 Sq. M.)**

113-117 Springfield Road

**Windsor**

Berkshire

SL4 3PZ

RETAIL USE A1

[kemptoncarr.co.uk](http://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 with the benefit of rear access.

## Accommodation

	Sq. Ft.	M2
Shop 113 - Ground Floor	954	
Shop 117 – Ground Floor	788	
<b>TOTAL</b>	<b>1,742</b>	<b>161.8</b>

## Terms

We are instructed to seek offers for the freehold interest at a level in excess of £500,000 subject to contract. The properties are 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.

## Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Business Rates to be reassessed.

## 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)

## Viewing and further information



**David Pearce**

[david.pearce@kemptoncarr.co.uk](mailto:david.pearce@kemptoncarr.co.uk)

07921 820943



**Mitchell Brooks**

[mitchell.brooks@kemptoncarr.co.uk](mailto:mitchell.brooks@kemptoncarr.co.uk)

07818 117021

