

FREEHOLD SHOP & FLAT FOR SALE

KEMPTON

CARR

CROFT

PROPERTY CONSULTANTS



65 Peascod Street, WINDSOR, SL4 1DE

1204 sq ft (111 sq m) G.I.A

Excellent town centre location

Good transport links

DESCRIPTION

The freehold comprises a ground floor shop with ancillary areas together with residential upper parts on two levels. The property has been in the same family occupation/ownership since the 1940's and offers a unique opportunity for a new owner.

LOCATION

Windsor is a historic town located 24 mile west of central London and one of the UK's leading tourist destinations. The town benefits from excellent transport links with J6 of M4 close by which in turn links with the M25 @ J15. Heathrow airport is within a 15 miles & the town is served by two train stations providing frequent services to London Waterloo and Paddington.

The property is located in the ever popular retail area of Peascod Street favoured by many retailers including M&S, Boots, Crew as well as local independent retailers.

EPC

Shop - D(78) | First floor flat - D(59)

BUSINESS RATES

The rateable value is £15,000

Rates payable 2019/20: £7545

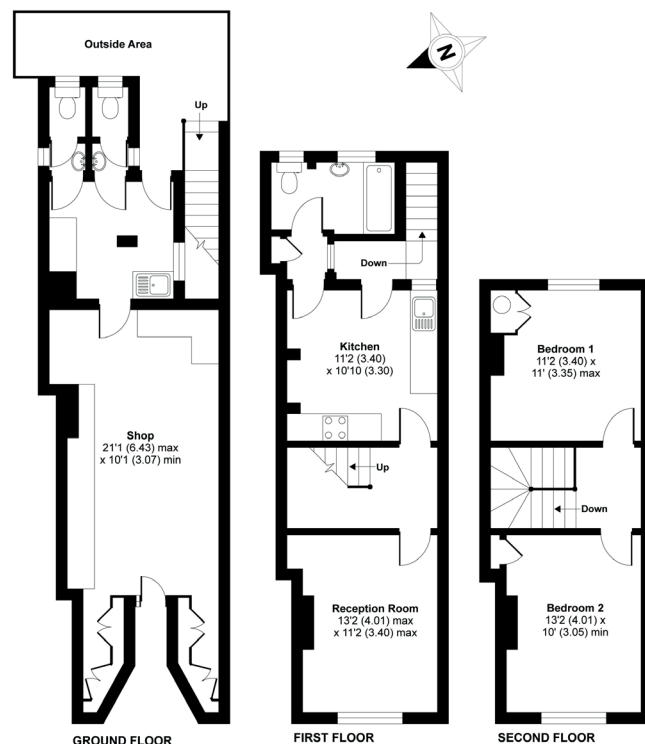
TERMS

The property is available freehold for ORIO £1,000,000

ACCOMMODATION		
Ground Floor Retail	413 sq ft	38 sq m
1st Floor Kitchen	80 sq ft	7.4 sq m
1st Floor Reception room 1		
2nd Floor Bedroom 1		
2nd Floor Bedroom 2		
Total	1204 sq ft	111 sq m

Peascod Street, Windsor, SL4

APPROX. GROSS INTERNAL FLOOR AREA 1204 SQ FT 111.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019 Produced for Kempton Carr REF : 488169

VIEWING DETAILS & CONTACT

Strictly by appointment of sole agents Kempton Carr Croft.

David Pearce

david.pearce@kemptoncarr.co.uk

07921 820943

Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021



These particulars are believed to be correct but their accuracy is in no way guaranteed neither do they form any part of a contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Kempton Carr Croft. Finance Act 1989: Unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.