

# RETAIL UNIT & 2 BEDROOM MAISONETTE - **FOR SALE**



**1,204 Sq. Ft. (111 Sq. M.) N.I.A.**

65 Peasod Street

**Windsor**

Berkshire

SL4 1DE

**EXCELLENT TOWN CENTRE LOCATION**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Windsor office 01753 851251



## Location

Windsor is located 24m west of London & one of the UK's leading tourist destinations. The town benefits from excellent transport links with J6 M4 close by which links with the M25 J15. Heathrow airport is within 15 miles. The town benefits from two train stations providing services to London Waterloo/ Paddington.

The property is located within Peascod Street favoured by many retailers.

## Description

The freehold comprises a ground floor shop with ancillary areas together with self-contained residential upper parts on two levels. The property has been within the same ownership since the 1940's.

## Accommodation

	Sq. Ft.	M2
Ground Floor Retail	413	38
Maisonette	791	73
<b>TOTAL</b>	<b>1,204</b>	<b>111</b>

*Approx net internal area (NIA)*

## Terms

Price: offers in the region of £850,000

## Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable Value: £15,000

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

We understand the property is not elected to pay VAT and therefore will not be charged on any disposal amount.

## Energy Performance Rating

Shop: D(78)

Flat: D(59)



## Viewing and further information



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