

RETAIL SHOP AND 1 BEDROOM FLAT FOR SALE



484 Sq. Ft. (44.98 Sq. M.)

2 & 2A St Luke's Road

Old Windsor

Berkshire

SL4 2QQ

PROMINENTLY SITUATED FRONTING THE A308

kemptoncarr.co.uk | Windsor office 01753 851251



Location

The property is located at the junction of St Luke's Road with Straight Road (A308) the main thoroughfare leading from Windsor to Staines. The property is surrounded by affluent residential area close to Windsor Great Park and the well-established Royal Farm Shop.

Description

The property comprises end of terrace, two storey property with prominent frontage providing good clear retailing space with ancillary space together with self-contained one bedroom flat above which has recently been refurbished and benefits from gas fired central heating. There is forecourt display/parking area plus further parking to the rear of the property.

Accommodation

| | Sq. Ft. | M2 |
|----------------------------|--|-------------|
| Shop | | |
| Sales Area | 415 | 38.5 |
| Office and Stores | 69 | 6.42 |
| TOTAL | 484 | 44.9 |
| Self-Contained Flat | Ground floor room, well fitted kitchen, lounge, bedroom and bathroom | |

Approx net internal area (NIA)

Terms

Price: OIRO £495,000

The shop is let to Mr R Hunt on a Tenancy at Will at £562 per month which can be terminated on one month's notice by either party.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable Value: £8,900

Rates Payable: £4,485.60 (2019/20)

Qualifying occupiers may be entitled to rating relief which can be verified with the local billing authority.

Council Tax Band: A

Council Tax Payable: £914.84 (2019/20)

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.

Amenities

- Self-contained flat
- Prominent location fronting A308
- Refurbished bathroom and kitchen
- Customer parking

Energy Performance Rating

Shop: D-77

Flat: D-66

Viewing and further information



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