

FREEHOLD RESTAURANT INVESTMENT **FOR SALE**



1,310 Sq. Ft. (121.7 Sq. M.)

99-101 St Leonards Road

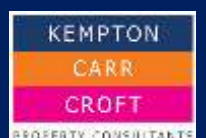
Windsor

Berkshire

SL4 3BZ

**WITH 2 ONE BEDROOM FLATS
LEASE EXPIRES 2033 (NO BREAKS)**

kemptoncarr.co.uk | Windsor office 01753 851251



Location

The premises are situated in a mixed business/retail area close to the centre of Windsor town centre within a densely populated area. The restaurant is within walking distance of the centre of Windsor (10 minutes). There are numerous local facilities and the town benefits from excellent communication links with regular train services to Richmond and London Paddington. There is on-street pay and display car parking with public car park nearby for evening use at Windsor College.

Description

The property comprises restaurant and residential premises which has operated as an eatery for numerous years. The property is fitted out to a good standard with 40 covers plus bar and takeaway area.

In addition there is living accommodation above which is accessed separately. Originally comprising 2, one bedroom flats but now combined to providing four bedrooms and is occupied by staff of the restaurant.

Terms

We are instructed to seek offers for the freehold interest at a figure in the order of £600,000 subject to contract.

The property is offered freehold subject to an overriding lease to M S Hoque and S A Islam for a term until October 2033 (without break) at a rental of £37,100 per annum exclusive. The Landlords hold a rental deposit of £9,250.

Energy Performance Rating

tbc

Accommodation

	Sq. Ft.	M2
Ground Floor & Restaurant	455	42.2
Bar/Takeaway Area	294	27.3
Kitchen	159	14.7
Food Prep Area	252	23.4
Staff Room	150	13.9
Toilets		
TOTAL	1,310	121.7
2 One Bedroom Flats with Kitchens and Bathrooms	GIA 850 sq ft approx	

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Restaurant - Rateable value: £23,500.00

Flat – Council Tax Band B

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 are advised that VAT will not be payable on the sale of the property.

Viewing and further information



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