

RETAIL UNIT & MAISONNETTE INVESTMENT - FOR SALE

**BEST BID
PROCESS**



**TENANTED INVESTMENT OPPORTUNITY – BEST
BIDS BY MONDAY 25TH OCTOBER 2021**

236 Dedworth Road

Windsor

Berkshire

SL4 4JR

NEIGHBOURHOOD PARADE IN PROMINENT LOCATION

kemptoncarr.co.uk | Windsor office 01753 851251



Location

Windsor is located 24m west of London and one of the UK's leading tourist destinations. The town benefits from excellent transport links with J6 of 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 a neighbourhood retail parade of shops in a prominent position.

Description

The freehold comprises a ground floor shop leased to William Hill bookmakers on a 15 year lease, with 9 years unexpired at a passing rental of £15,000 per annum exclusive. Upward only rent reviews each 5th anniversary of the lease term. There is a tenant break clause 10th March 2025. The retail unit lease includes a single lock up garage. Above the retail unit, accessed via external stairs to first floor, a large split level maisonette can be found. The maisonette has been sold off on a long-lease with 63 years unexpired and a £30 per annum ground rental.

Accommodation

	Sq. Ft.	M2
Ground Floor Retail	687	63.82
Maisonette	Not measured	Not measured

Approx net internal area (NIA)

Terms / Price

The freehold is available with the benefit of the tenants as detailed. Best bids are called for by 17:00 on Monday 25th October 2021. Bids are to be sent by email to Mitchell Brooks and must include offer amount, proof of funds and confirmation of who the prospective purchaser will be.

Price: Offers in excess of £300,000

Business Rates & Council Tax

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable Value: £15,750

Council Tax Band: C

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: C-69

Flat: D-56

Viewing and further information

Maria Hoadley
maria.hoadley@kemptoncarr.co.uk
 07766 364078

Mitchell Brooks
mitchell.brooks@kemptoncarr.co.uk
 07818 117021

