

CHARLES HOUSE & PILATES STUDIO FOR SALE



**Charles House, 89 Arthur Road, Windsor, SL4 1RU
(1,894 sq ft)**

and

13 Alma Road, Windsor, SL4 3HU (1,120 sq ft)

**THE GUEST HOUSE BUSINESS MAY BE AVAILABLE BY
SEPARATE NEGOTIATION WITH THE CURRENT OWNER**

kemptoncarr.co.uk | Windsor office 01753 851251



Location

Charles House, is situated on Arthur Road on the main thoroughfare into Windsor Town Centre and only a 5 minute walk from Windsor Castle, fantastic retail amenities and ample bars and restaurants. Eton College is also a short walk from the property.

The town is served by both Windsor and Eton Riverside and Central stations which are a very short walk providing excellent services into London Waterloo and Paddington to the east and to the West (Bristol, Wales and Oxford). Junction 6 of the M4 is a 5 minute drive providing excellent access to the M25 and wider motorway network. Legoland is a short drive and can be accessed via a dedicated bus service from the High Street.

Terms

The freehold of Charles House and the adjoining property & existing lease are to be sold at a guide price of £1,200,000.

The owner may consider a separate sale of Charles House. Price on application. NOTE – the Guest House business would be subject to separate negotiation with the owner.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable values:

Charles House - £8,100 RV
13 Alma Road - £14,000 RV

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

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Description

Charles House

Charles House is a well presented Victorian style property currently trading as a guest house.

Presented to a high standard throughout, the accommodation briefly features entrance hall, laundry & boiler room at the rear, wc's, 4 double en-suite guest rooms of varying sizes over ground & first floors; situated on the 2nd floor is a separate storage/office & kitchenette facility which is accessed via a separate secure staircase.

Each room provides amenities such as a fridge, tea and coffee making facilities, hairdryer, iron and ironing board. All guests have complimentary WIFI and a freeview flat screen TV. The rooms area accessed via a keypad front door and individual room security using your unique personal PIN.

Victoria - Six foot super king or 2 single beds En-suite shower, fridge with small freezer compartment,tea/coffee making facilities.

Henry - Five foot king size or 2 single beds En-suite bath with integral shower, fridge with small freezer compartment tea/coffee making facilities.

Elizabeth - Six foot super king or 2 single beds En-suite shower, fridge with small freezer compartment, tea/coffee making facilities.

William - Five foot king size or 2 single beds En-suite shower, fridge with small freezer compartment, tea/coffee making facilities.

13 Alma Road

At the rear of Charles House sits a standalone single storey brick constructed unit which is currently let to a pilates/yoga studio for a term until 2026 at an annual rent of £19,000. The unit is separately metered and has a separate access on Alma Road.

Energy Performance Rating

Charles House: C-72
13 Alma Road: D-77

Viewing and further information

Luke Bennett

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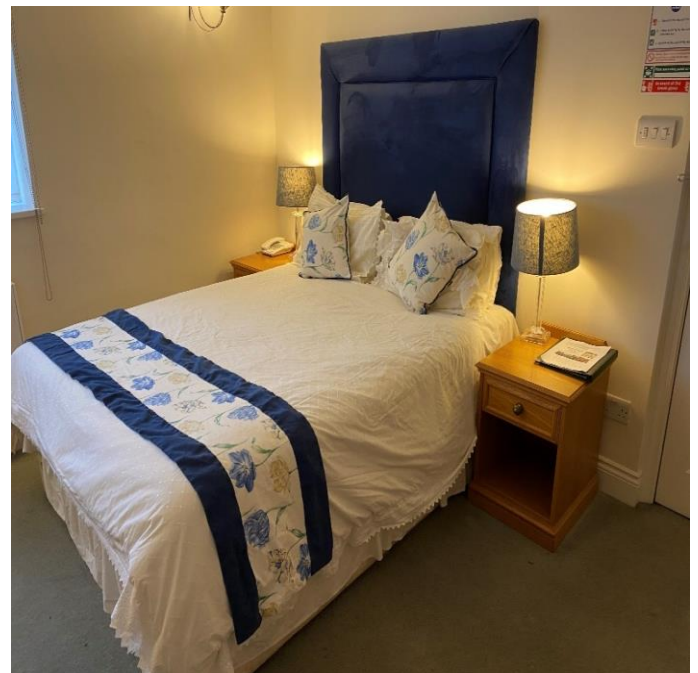
Victoria – Ground Floor



Henry – First Floor



Elizabeth – First Floor



William – First Floor

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Property Outline / Location Map

