

RETAIL UNIT / 1 BEDROOM MAISONNETTE - FOR SALE



1,034Sq.Ft. (96.06Sq.M.)

71 Peasod Street

Windsor

Berkshire

SL4 1DE

EXCELLENT TOWN CENTRE LOCATION

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 and restaurateurs.

Description

The freehold comprises a ground floor shop with ancillary and rear store, together with self-contained residential 1 bedroom upper part (Maisonette), with private entrance from Peascod Street.

Accommodation

	Sq. Ft.	M2
Ground Floor Retail (NIA)	621	57.70
<i>To include rear store of 124sq.ft.</i>		
Maisonette (ground floor entrance hall not measured) (GIA)	413	38.36
TOTAL	1,034	96.06

Approx area

Terms

The freehold is for sale at a guide price of £695,000.

The Maisonette will be vacant upon the completion of the sale. The commercial element has a tenant currently holding over at a passing rental of £22,000 per annum, their lease is not believed to be protected within the landlord and tenant act 1954 part II amended.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable Value: £14,250 (as advised by our clients).

Council Tax: TBC

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

Energy Performance Rating

Shop: TBC

Flat: TBC



Viewing and further information



Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

