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For Sale

A1/A3 Shop Investment



- Approx Reversionary Yield 7.5%
- A3 Restaurant Use
- Off Street Parking
- EPC E (104)

3 Wheatsheaf Parade Old Windsor

Shop/restaurant Investment for sale

(Business not affected)

Lease expires 2024 Current rent £10,000 p.a.

Rent Review due 2019.

Freehold: £195,000

www.deriazcampsie.com

T: 01753 854555



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Property

3 Wheatsheaf Parade Old Windsor SL4 2QH

- Location

Wheatsheaf Parade is situated on St Lukes Road just off the main A308 Windsor to Staines road.

Old Windsor is approximately 2 miles from Windsor Town Centre and junction 6 of the M4 motorway, which gives excellent access to London and the national motorway network via the M25.

Heathrow and Gatwick international airports are approximately 7 and 40 miles distant respectively.

- Description

Ground floor restaurant Investment for sale. The first floor flat has been sold off on a long leasehold.

- Accommodation

Ground Floor Restaurant and Kitchen 728 sq ft
Male & Female WC'S

- Terms

Freehold For Sale £195,000

Current lease expires 2024 Next rent review due 2019.

Approx reversionary yield of 7.5%

- Rent

Current rent £10,000 p.a. exclusive. (Current tenant pays an additional £2,500 p.a. for the additional front seating area to another Landlord)

- Rates

Rateable Value £15,750

- Legal Costs

Each party to bear its own legal fees in this transaction.

- VAT

Unless otherwise stated all rents and prices referred to or quoted in connection with this property do not include VAT which may be chargeable.

- Viewing

Strictly by prior appointment via the Sole Agents

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Property

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Code of Practice

You should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website – www.commercialleasecodeew.co.uk

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