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For Sale - Investment/Retail



187 Dedworth Road, Windsor, Berkshire SL4 4JN

831 sq ft (77.20 sq m)

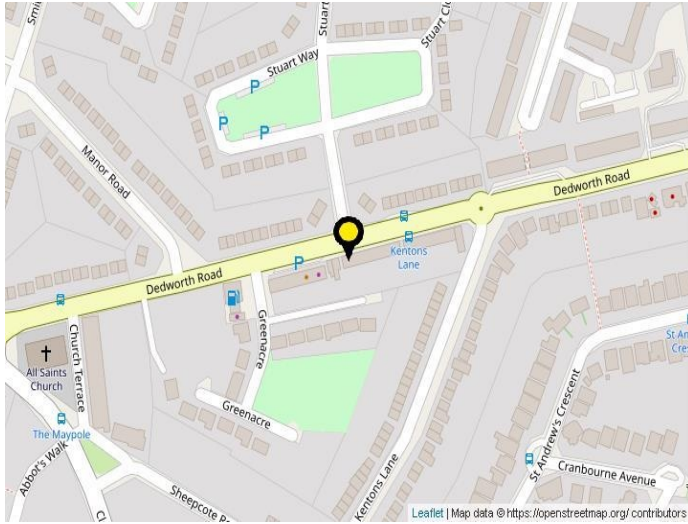
£225,000 for the freehold

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Location



Located on Dedworth Road, west of Windsor town centre. The shop is part of a busy secondary parade with free outside parking bays. The M4 motorway is just a 10 minute drive. Windsor town centre offers two mainline train stations serving both Waterloo and Paddington.

Description

187 Dedworth Road is a ground floor retail shop investment for sale. It is let at £15,000 p/a exclusive with the lease expiring in October 2025. The shop benefits from two rear parking spaces and includes a rear kitchen, store and office. The flat is sold off on a long lease (approximately 60 years remaining). £50 p/a ground rent.



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Retail area	518	48.12
Rear store/office	313	29.08
Total Area	831	77.2

EPC

The EPC rating for this property is D.

VAT

VAT is not applicable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Terms

The freehold is available subject to the existing retail lease to RDF Carpets & Flooring Ltd. Lease expires in October 2025. Current rent £15,000 p/a exclusive. First and second floor flat is sold off on a long leasehold (approximately 60 years remaining). Ground rent £50 p/a.

Guide Price £225,000.

Business Rates

Rateable Value : £14,500

Rates Payable : £6,029.58

Interested parties should make their own enquiries directly with Royal Borough of Windsor & Maidenhead.

Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office

Tel: 01491 571111

Email: commercial@simmonsandsons.com

Code for Leasing Business Premises

You should be aware that the Code of Practice on 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: [RICS](https://www.rics.org/uk/for-members/standards-and-guidance/code-of-practice-on-commercial-leases/)

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