focus commercial

<u>Trading Post office, off Licence and</u> <u>convenience store</u> 81 Windsor Road, Maidenhead Berks <u>SL6 2DN</u> FREEHOLD





DESCRIPTION

Situated in a prominent position on the busy A308 Windsor Road between Windsor & Maidenhead a long-standing freehold Post Office, Off Licence & Convenience store.

The shop offers a range of general groceries, beers, wines & spirits, news and magazines, lottery etc.

The Post Office provides banking, postage, Parcel Force, Amazon Hub & pick up, gift cards and Paypoint etc.

The reason for sale is due to genuine retirement.

TERMS

For the freehold interest, goodwill of the business and fixtures and fittings. £319,950 exclusive plus stock at value.

Trading figures will be available following a viewing and if required the signing of an NDA.

ACCOMMODATION (all sizes approximate)

The entire ground floor area measures circa 60.25 Sq. m (648.6 sq. ft)

The flat above is sold off on a long lease. The lease details are available on request.

Current shop trading hours:

Mon-Friday 9am-6pm Saturday 9 am -12 noon Sunday closed.

The business is owner operated husband and wife team with evening staff. Further details on request.

The business has an extensive range of fixtures and fittings and an inventory will be provided on request following an inspection of the premises.

BUSINESS RATES

The current rateable value is £7800 (1st April 2023 to present). Should the purchaser be entitled to small business relief they may enjoy full relief. Further details on application.

LEGAL COSTS

Each party will bear their own legal costs in this matter.

EPC

Asset rating TBA

V.A.T.

Unless otherwise stated, terms are exclusive of V.A.T. where payable.

PLANNING

Prospective tenants are advised to make their own enquiries regarding current and future planning consents and uses and rely on their own measure.

VIEWING

Strictly by appointment via Focus Commercial, telephone 01753 770124.

LIMITATIONS

Measurements are for guide purposes only and are offered for the purpose of assisting the prospective tenant in deciding whether to visit the property.

We endeavour to make our sales details accurate and reliable, but they should not be relied on as statements or as representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so in relation to the seller. Services, fittings and equipment have not been tested and no warranty is given. Yourself or your advisor should verify all property information. Please contact us before viewing the property, particularly if you are travelling some distance, we may then confirm if the property remains available and will be pleased to provide additional information.