



deriaz campsie  
commercial property consultants | surveyors

**For Sale/To Let**

**800 sq ft A1 Retail / A2 Unit**



- A1 / A2 Unit
- Off Road Parking
- EPC D (87)

**187 Dedworth Road Windsor SL4 4JN**

TO LET - An A1 retail / A2 unit in a busy secondary location a few minutes drive from Junction 6 of the M4  
Freehold maybe available

**Rent: £16,000 per annum exclusive**

[www.deriazcampsie.com](http://www.deriazcampsie.com)

**T: 01753 854 555**

## Property

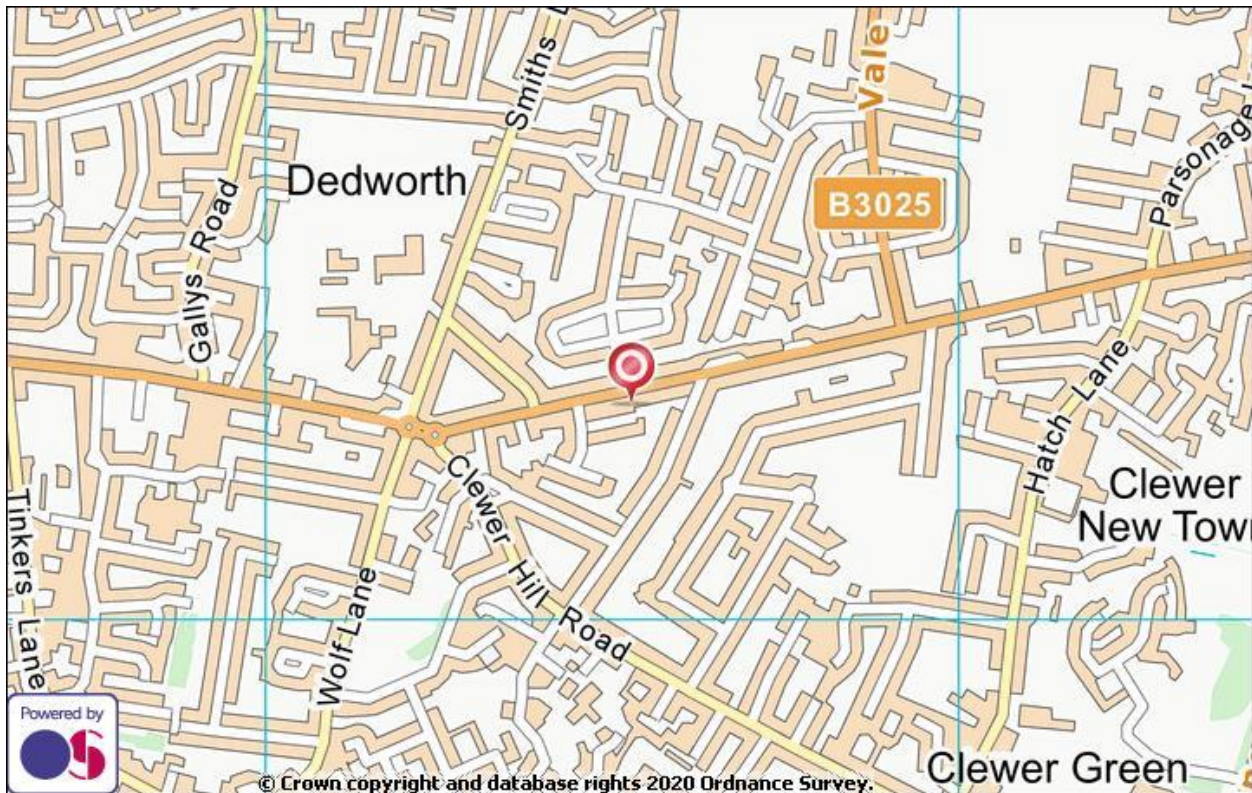
**187 Dedworth Road Windsor SL4 4JN**

• <b>Location</b>	Located on the busy Dedworth Road only a five minute drive from the main Town centre. The unit is part of a small parade including a Domino's Pizza, Fish & Chip shop, Dry Cleaners, General Store and Beauty Salon.
• <b>Description</b>	Good secondary retail / A2 unit with off road parking
• <b>Accommodation</b>	Ground floor 800 sq ft
• <b>Terms</b>	Also available freehold <b>£275,000</b>
• <b>Rent</b>	<b>£16,000</b> p.a. exclusive
• <b>Rates</b>	RV £14,250 Via Royal Borough Windsor & Maidenhead
• <b>Legal Costs</b>	Each party to bear its own legal fees in this transaction.
• <b>VAT</b>	Unless otherwise stated all rents and prices referred to or quoted in connection with this property do not include VAT which may be chargeable.
• <b>Viewing</b>	Strictly by prior appointment via the Sole Agents Deriaz Campsie 01753 854555. <a href="http://www.deriazcampsie.com">www.deriazcampsie.com</a>

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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.commercialeasecodeew.co.uk](http://www.commercialeasecodeew.co.uk)

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