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For Sale - Retail/Residential



20 Dedworth Road, Windsor, Berkshire SL4 5AY

574 sq ft (53.32 sq m)

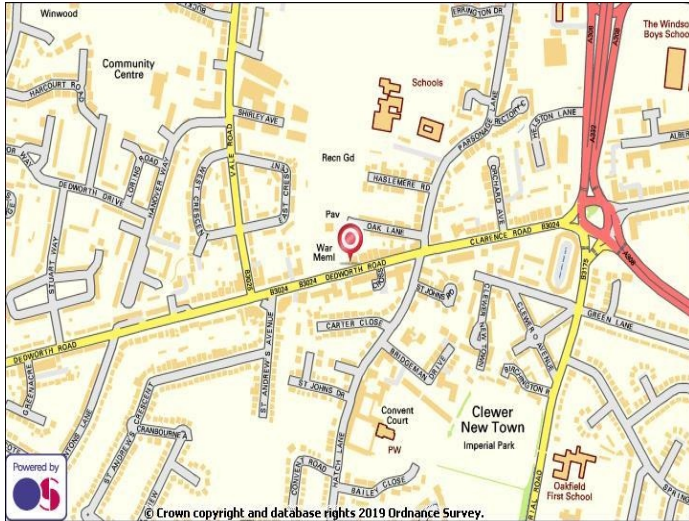
£575,000 for the freehold

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Location



Windsor is an historic and prosperous town situated approximately 2 miles from Junction 6 of the M4 and 8 miles from Heathrow and benefits from good rail services to London.

The property is situated in a prominent location on Dedworth Road (B3024) which forms one of the main thoroughfares to the east of the town centre.

Description

The premises comprise a Grade II listed vacant ground floor retail unit with a recently refurbished 2 bedroom first floor flat currently let on an AST. To the rear is a former two storey bakery with separate access with development potential (subject to planning approval).



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
Ground Floor Retail	458	42.55
Ground Floor Rear Stockroom/Office	116	10.78
Total Area	574	53.32

EPC

The EPC rating for this property is to be confirmed.

VAT

VAT is not payable in respect of this property.

Legal Costs

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

Terms

For Sale Freehold - £575,000

Business Rates

Rateable Value : £9,800

Some businesses may be eligible for small business rates relief.

Interested parties should make their own enquiries directly with Royal Borough of Windsor & Maidenhead on 01628 683800.

Contact

Strictly by appointment with the Sole Marketing Agents:

Oliver Quinn or John Jackson

Henley-on-Thames office

Tel: 01491 571111

Email: commercial@simmonsandsons.com

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32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Sherdon House
Reading Road
Sherfield-on-Loddon
RG27 0EZ
T: 01256 882200

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151