

Mixed-Use Investment  
Including Restaurant and Healthcare Uses



## BEECHWOOD HOUSE

2 – 10 Windsor Road, Slough, SL1 2EJ



Freehold For Sale

# Investment Summary

- ✓ Three storey detached freehold investment with generous secure car parking to the rear of the property/ basement.
- ✓ Prime town centre location.
- ✓ Short walk to Slough Train Station and the Elizabeth Line.
- ✓ Current income of £203,416 p.a. and a potential reversionary income of £230,500 p.a.
- ✓ EPC: Creams –A, Beechwood House - C
- ✓ Approximate floor area (NIA) of 1,202 sq m (12,941 sq ft).
- ✓ Opportunity to add value via permitted development.

## Proposal

We are instructed to seek offers in excess of **£1,700,000 plus VAT**, subject to contract. A purchase at this level reflects a net yield of **11.3%**, based on the current rent of **£203,416 p.a.**



# Property Description & Accommodation

Beechwood House is a three-storey, mixed-use property built in 2002. Constructed from a steel portal frame with brick cladding to all elevations, it offers restaurant accommodation at ground level with office space above. The upper floors are occupied mostly by healthcare users.

There are 30 car parking spaces available, situated to the rear of the property or within a secure basement car park. The upper floors benefit from air conditioning, suspended ceilings with LED lighting and an 8-person passenger lift.

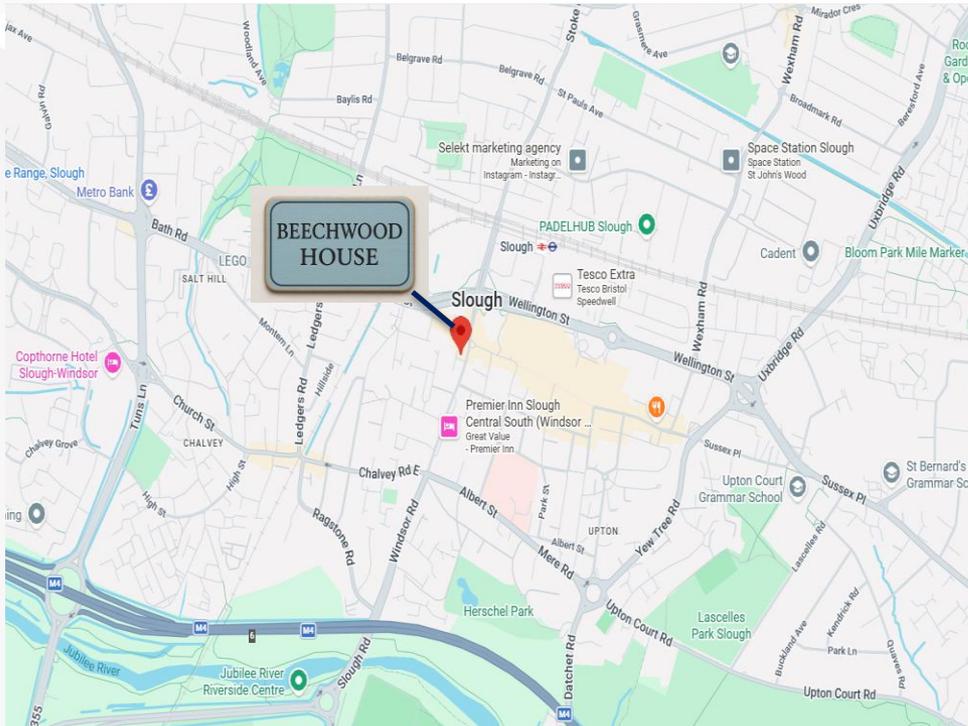
The flexible, open plan floor plates accommodate customisable layouts. The building has the following approximate net internal floor areas:

	Sq m	Sq ft
Retail Unit	337.24	3,630
First Floor	445.19	4,792
Second Floor, Suite 1	157.01	1,690
Second Floor, Suite 2	192.12	2,068
Second Floor, Suite 3	70.70	761
<b>Total NIA</b>	<b>1,202.26</b>	<b>12,941</b>



# Location & Site Plan

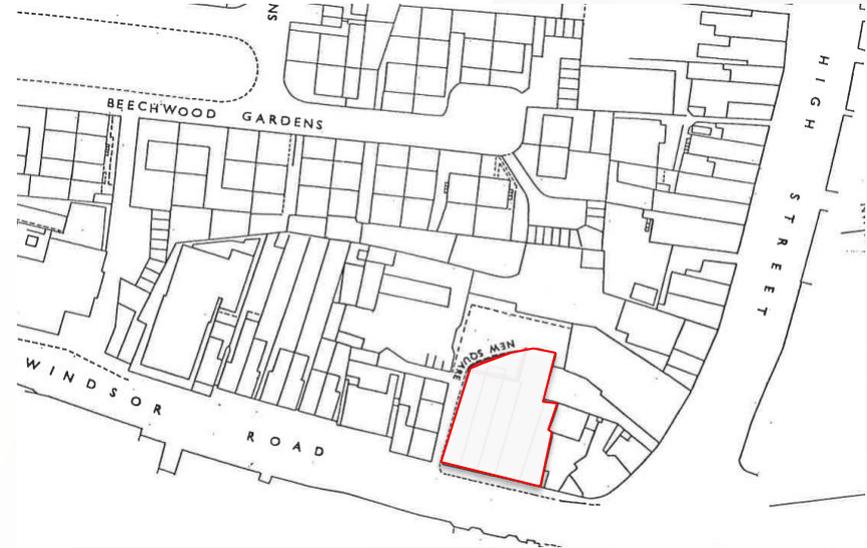
Beechwood House occupies a prominent location fronting Windsor Road (A332) within Slough town centre. It connects to the nearby High Street close to the main intersection with Bath Road (A4). Nearby transport links are excellent, including the M4 (J6) within 2 miles. Slough Railway Station, is within easy walking distance (c. 5 minutes) , offering fast journeys to Paddington (17 minutes) and Canary Wharf (46 minutes) via the Elizabeth Line. London Heathrow Airport is within a 15–20-minute drive via the M4.



# Planning and Site Plan

Prior approval was granted in 2020 for change of use from class B1(a) offices to Class C3 residential for 8 x 1 bed flats and 3 x studio flats at first and part second floor. [Not Implemented].

There could be an opportunity to re-work the planning into a profitable future value add scheme. All parties are to make their own enquiries.



Indicative plan only



# Tenancy Schedule

Floor	Tenant	Floor Area (Sq Ft)	From/ To	Next Review	Break Date	Rent PA (£ PSF)	ERV PA (£ PSF)	Comments
Retail Unit	Creams Franchising Ltd	3,630	09/12/2015 08/12/2030	09/12/2020		£42,000.00 (£11.57)	£42,000.00 (£11.57)	Sublet to Bombay Wala Ltd. (Creams Franchisee). 12/2025 break not exercised.
First Floor	Community Health & Eyecare Ltd	4,792	05/02/2021 04/02/2031	05/02/2026		£86,256.00 (£18.00)	£95,840.00 (£20.00)	Rent review outstanding. 02/2026 break not exercised.
Second Floor, Suite 1	Access Training (Wales) Ltd	1,690	22/08/2025 24/03/2031		22/08/2028	£33,800.00 (£20.00)	£33,800.00 (£20.00)	Rent Deposit held. Service charge cap.
Second Floor, Suite 2	Maple Orthodontics Ltd	2,068	25/03/2025 24/03/2036	25/03/2030 25/03/2035		£41,360.00 (£20.00)	£41,360.00 (£20.00)	Tenant in occupation since 2009.
Second Floor, Suite 3	Vacant	761				£0.00 (£0.00)	£17,500.00 (£23.00)	
<b>Total</b>		<b>12,941</b>				<b>£203,416</b>	<b>£230,500</b>	

# Service Charge, Tenure and EPC

## Service Charge

The building is maintained via a service charge. Details upon request.

## Tenure

Freehold

## EPC

Beechwood House: C - 62

Creams: A - 19

## Anti-Money Laundering

HMRC requires all parties to be checked for anti-money laundering.

## Viewings

Viewing strictly by prior appointment:

Richard Dawtrey

Mobile: 07881 588526

Email: [rdawtrey@vailwilliams.com](mailto:rdawtrey@vailwilliams.com)

Naomi Ray

Mobile: 07789 966740

Email: [NRay@vailwilliams.com](mailto:NRay@vailwilliams.com)

## Proposal

**We are instructed to seek offers in excess of £1,700,000 subject to contract. A purchase at this level reflects a net yield of 11.3%, based on the current rent of £203,416 p.a. The property is elected for VAT, and it is anticipated that the sale will be treated as a Transfer of Going Concern.**

*Each party will be responsible for its own legal costs.*



**Anti-Money Laundering**

Two forms of identification and confirmation of the source of funding will be required by the successful purchaser prior to exchange of contracts.

Misrepresentation Act 1967 Vail Williams for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility, and 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. 3. No person in the employment of Vail Williams has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. March 2026.