



Town Centre

59 and 59a Victoria Street, Windsor, SL4 1EH

A well presented town centre let hairdresser's shop with courtyard parking, plus a vacant separately accessed 2 bedroom modern maisonette.

Available Size	1,528 sq ft / 141.96 sq m
Price	£690,000 subject to contract and proof of finance
Business Rates	The property is currently exempt from business rates.
EPC Rating	E (44)

KEY POINTS

- Attractive frontage
- Rear courtyard
- Town centre position
- Rental income from the shop
- Modern maisonette to occupy or let

Description

An attractive ground floor shop with basement storage and use of a parking space, together with a separately accessed first and second floor maisonette modernised to an attractive standard.

The shop has been let to Rachel's Hairdresser since 2019 with a lease to 2029 at a rent of £25,200 p.a.x. The upper floors provide a modernised two bedroom maisonette, previously let at £22,800 per annum, currently available with vacant possession.

Location

Situated next to The Victoria Street multi storey car park and directly facing the pedestrian crossing into William Street and Peascod Street, nearby the Post Office, various national and regional multiple retailers. Opposite the well known Minton Place and Snap Fitness Studio. A short stroll to The Long Walk and close to Bachelors Acre. Both railway stations are within easy distance, The Windsor Royal Central Station linking to Slough / The Elizabeth Line.

Accommodation

The accommodation comprises the following areas:

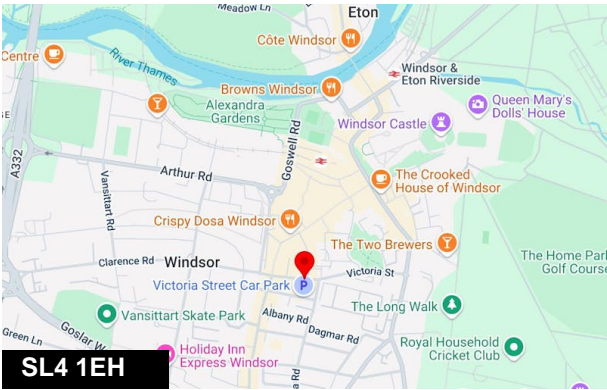
Name	sq ft	sq m	Availability
Basement - Storage	146	13.56	Available
Ground - Shop and ancillary	400	37.16	Available
1st - Kitchen shower dining and living rooms	581	53.98	Available
2nd - Two bedrooms one ensuite	401	37.25	Available
Total	1,528	141.95	

Terms

The freehold is available for sale at a price of £690,000 subject to contract and proof of finance.

Floor Plans

Floor plans are provided for guidance only.



Viewing & Further Information

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