

**Prime Investment**



**Christopher**

## **Nos 1, 2 And 3, River Street, Windsor, SL4 1QT**

Rarely available Windsor town centre retail investment for sale (with development potential) in a prime tourist spot, beneath The Castle.

<b>Available Size</b>	220 to 822 sq ft / 20.44 to 76.37 sq m
<b>Price</b>	Price on Application
<b>Business Rates</b>	1 and 2 River Street RV at £12,750 and No 3 at RV £8,100
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

### **KEY POINTS**

- Three contiguous shops
- Possible reversionary rental value
- Opposite the River Street pay and display car park / Jubilee Gardens



# Nos 1, 2 And 3, River Street, Windsor, SL4 1QT

## Description

In a contiguous row, three shop units trading as a barbers, ice cream shop and gift shop / tobacconist. Ground floor only, surrounded by four storey buildings and the 5 storey Theatre Royal.

## Location

In the popular River Street, between Thai Square and The Real Greek, near the Thameside Windsor Promenade, around the corner from The Theatre Royal and Thames Street multiple retailers, which include Zizzi, Prezzo, Nandos, Pizza Express and WH Smith.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Shop 1 River Street	302	28.06	Available
Ground - Shop 2 River Street	300	27.87	Available
Ground - Shop 3 River Street	220	20.44	Available
<b>Total</b>	<b>822</b>	<b>76.37</b>	

## Terms

Let to three tenants, one per shop. Shop 1 at £16,000 p.a.x. lease to December 2030 with a rent review 2025. Shop 2 at £13,000 p.a.x. lease expiry November 2023. Shop 3 at £11,200 p.a.x. subject to a statutory lease renewal 13th May 2023. In our informal opinion Shop 2 and 3's rental values are reversionary.

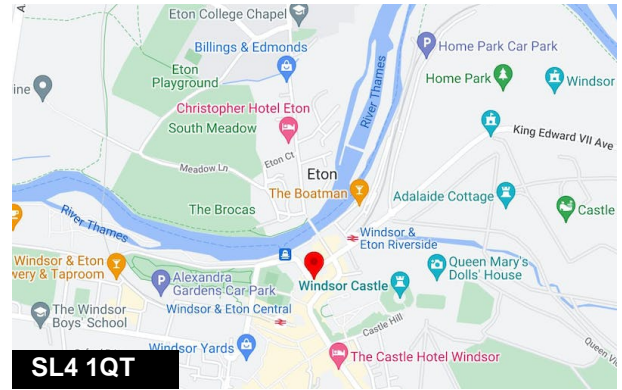
Freehold offers are invited, subject to contract and financial status.

## Title Plan

Please see the Title Plan, on the next page, for guidance.

## Video

- Video - <https://property-teaser-video.s3.eu-west-1.amazonaws.com/7b791cb9-ccc5-4e65-a4b6-21d44e251ce0.mp4>



## Viewing & Further Information

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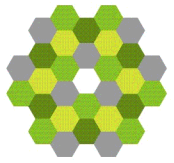




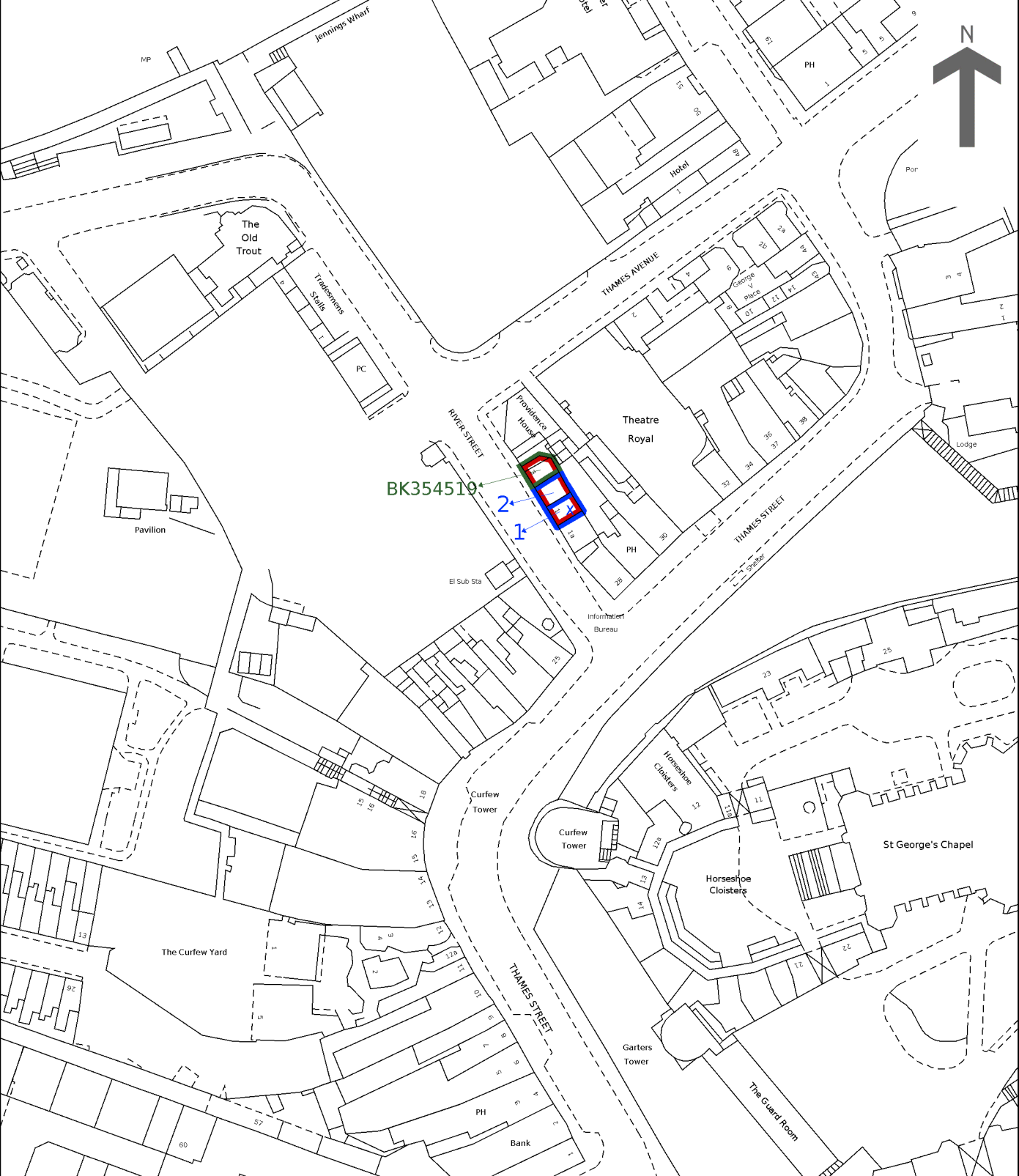


# HM Land Registry Current title plan

Title number **BK22236**  
Ordnance Survey map reference **SU9677SE**  
Scale **1:1250**  
Administrative area **Windsor and Maidenhead**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 24 April 2023 at 17:13:22. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Gloucester Office.