

Strong parade



## 244 Dedworth Road, Windsor, SL4 4JR

A great opportunity to purchase a well located Windsor catchment mixed investment property with asset management potential.

Available Size	1,710 sq ft / 158.86 sq m
Price	£699,000 subject to contract
Business Rates	Paid by the tenants
EPC Rating	D

### KEY POINTS

- Excellent Dedworth catchment
- Long term commercial rental income
- Substantial premises with additional management potential

## Description

The property comprises a takeaway shop, Big Joe's Fish & Chips, with rear access, plus a self-contained 3 bedroom maisonette. The ground floor is entirely let at £25,000 p.a.x. with a lease from 2019 for 20 years and 5 yearly rent reviews. The first floor and second floor maisonette is entirely let at £20,400 per annum on an AST. Subject to obtaining planning consent the upper floors might be capable of dividing into two apartments. The property also has excellent potential to the rear, for further addition.

## Location

Windsor is an affluent town with a significant volume of tourists visiting the castle every year. The town has excellent road communications being located some 2 miles from Junction 6 of the M4 which provides links to the M25 & M3 motorways. Windsor & Eton Riverside and Windsor & Eton Central rail stations provide regular services to London Waterloo (1hr) and London Paddington (29 mins)

The property is situated in an established parade on the north side of Dedworth Road, at its junction with Smiths Lane and Wolf Lane, in a predominantly residential area which provides an excellent catchment. Occupiers close by include William Hill, Horler Estate Agent, Continental Dry Cleaners - also a Tesco Supermarket and Aldi store close by.

## Accommodation

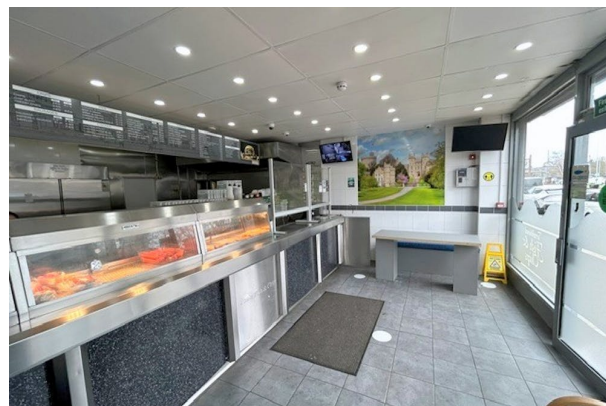
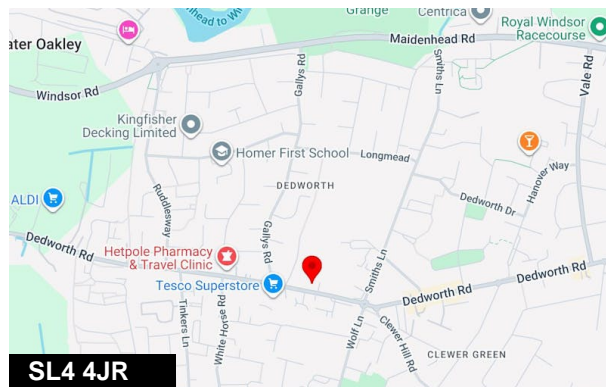
The accommodation comprises the areas outlined below for general guidance, the shop has an area of approximately 590 sq.ft, and the property totals circa 1,710 sq.ft, this excludes the first floor hallway. Measurements are approximately net internal :

Name	sq ft	sq m	Availability
Ground - Takeaway shop and ancillary	966	89.74	Available
1st - Residential	357	33.17	Available
2nd - Residential	387	35.95	Available
<b>Total</b>	<b>1,710</b>	<b>158.86</b>	

## Terms

Unconditional offers are invited with a price guide of £699,000 subject to contract and financial status .

With long term income from the commercial element this provides a return of approximately 6.45% gross, with the added potential of converting the upper floors into two apartments, subject to planning consent.



## Viewing & Further Information

**Christopher Thomas**

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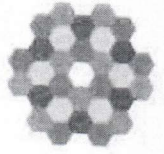
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HM Land Registry  
Official copy of  
title plan

Title number **BK145273**  
Ordnance Survey map reference **SU9476SW**  
Scale **1:1250**  
Administrative area **Windsor and  
Maidenhead**



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A plan indicating the extent of  
the property's site boundary,  
for guidance purposes only