

FOR SALE

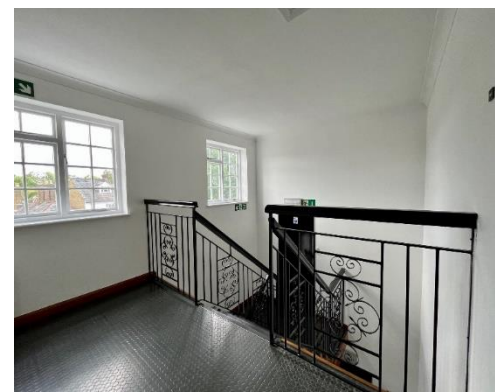
FREEHOLD INVESTMENT & DEVELOPMENT OPPORTUNITY

2-4 High Street

Datchet

Windsor

Berkshire SL3 9EA



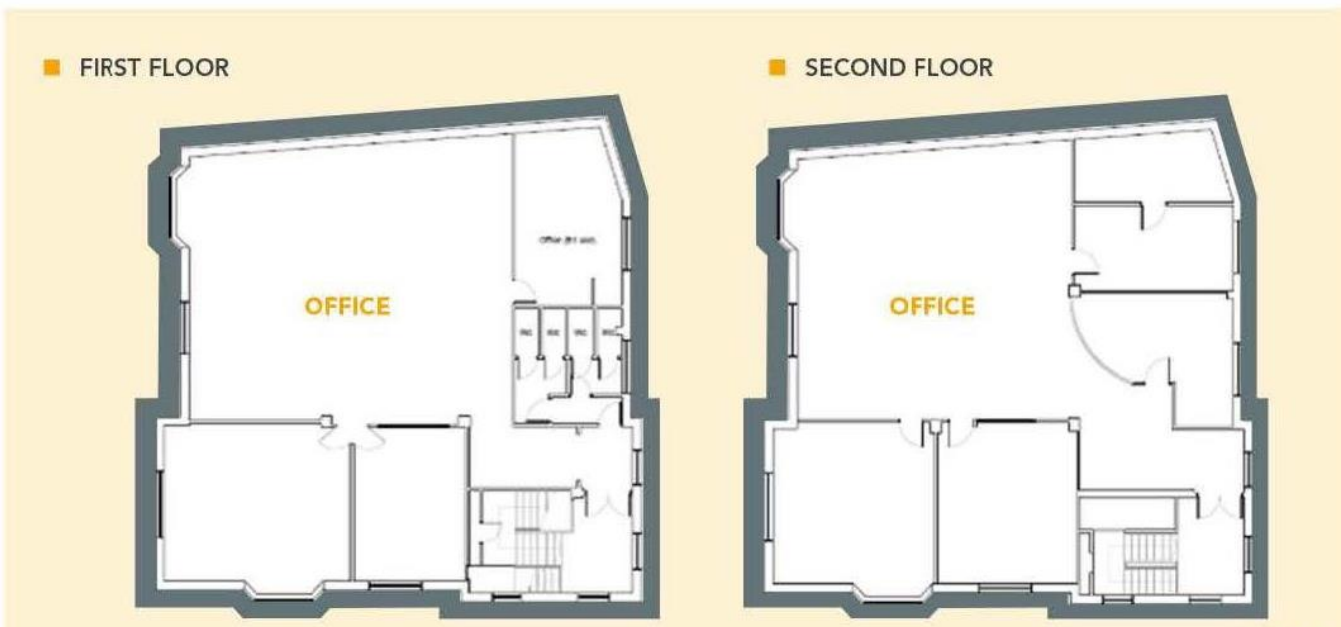
- Freehold commercial property
- 2 retail units and 2 upper floors of offices
- Secure car park to rear for up to 11 cars
- Close to Datchet Station
- Current income of £67,428 pa
- Suitable for other Class E uses
- Existing Fit Out
- Guide price - £1,450,000

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COMMERCIAL PROPERTY CONSULTANTS

Accommodation Schedule

Floor	Current Use	Use Class	Floor Areas (sq ft)	Term	Rent p.a.x	Reviews
Grnd	Retail	Class E	Net Internal - 695 Gross - 760	5 years 27 July 2020 – 26 July 2025	£13,000	July 2023
Grnd	Retail	Class E, A5	NIA - 1,238 Gross - 1,339	10 years 21 July 2014 - 20 July 2024	£22,500	2022 and 2023
1 st	Office	Class E, F1	NIA - 1,882 Gross - 2,338	Lease extended to 30 Sept 2023	£31,928	
2nd	Office	Class E, F1	NIA - 2,117 Gross - 2,338	Vacant	Vacant	
			Gross - 6,775 sq ft		£67,428	



Planning

Planning was refused for the change of use of the first and second floors from Class E to 6 residential flats in May 2021 (planning reference: 21/01404CLASSO). The main reason for the refusal was due to the scheme not providing safe measures of escape for the future occupiers of the floors. A full application was recommended by the local authority and interested parties should conduct their own research on the feasibility. The current planning consent would allow a variety of uses including office, medical, community, day nursery and education.



Location

The property is situated in the heart of the historic village of Datchet which is part of the Royal Borough of Maidenhead and Windsor. The property benefits from excellent transport link including Datchet Station which is within a few meters of the property and provides direct access into London Waterloo (53mins). The M4 (Junction 5) is within 2 miles west of the property and Heathrow Airport is only 11 minutes by car.



Proposal

We are instructed to seek unconditional offers for the freehold interest subject to the existing leases. Guide price £1,450,000 subject to contract and exclusive of VAT.

VAT

The property is elected for VAT and it is anticipated that the transaction will be treated as a transfer of a going concern (TOGC).

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For more information or to arrange a viewing contact:-

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