



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**Queen Anne's Court,
Peascod Street, Windsor SL4 1DG**

RETAIL, INCOME PRODUCING, INVESTMENT OPPORTUNITY IN WINDSOR

3,126SQFT

Summary

- Opportunity to purchase adjoining commercial units, with both fully let and producing £81,200pax
- Well located in the prosperous town of Windsor in Berkshire
- Unit 1 is tenanted by Oxfam (charity shop) and Unit 2 let to House of Windsor (furniture store)
- Leases run until November 2022 and August 2029 respectively
- The properties measure 3,126sqft in total (Unit 1 = 1,555sqft, Unit 2 = 1,571sqft), both over ground and basement floors
- We are inviting offers in excess of £850,000 for the long leasehold interest (999-years to be granted), with the benefit of existing income and leases (9.6% NIY at guide, before costs)

Description

Excellent opportunity for an investor to acquire a pair of shops (ground floor & basement) in Windsor. The units measure 3,126sqft combined and are occupied by two tenants, with both established traders in the local area.

The building is also steeped in history, dating back to the 16th century. Queen Anne's court itself used to be an old inn and is named after Anne Boleyn, who lodged there whilst she was the secret lover of Henry VIII.

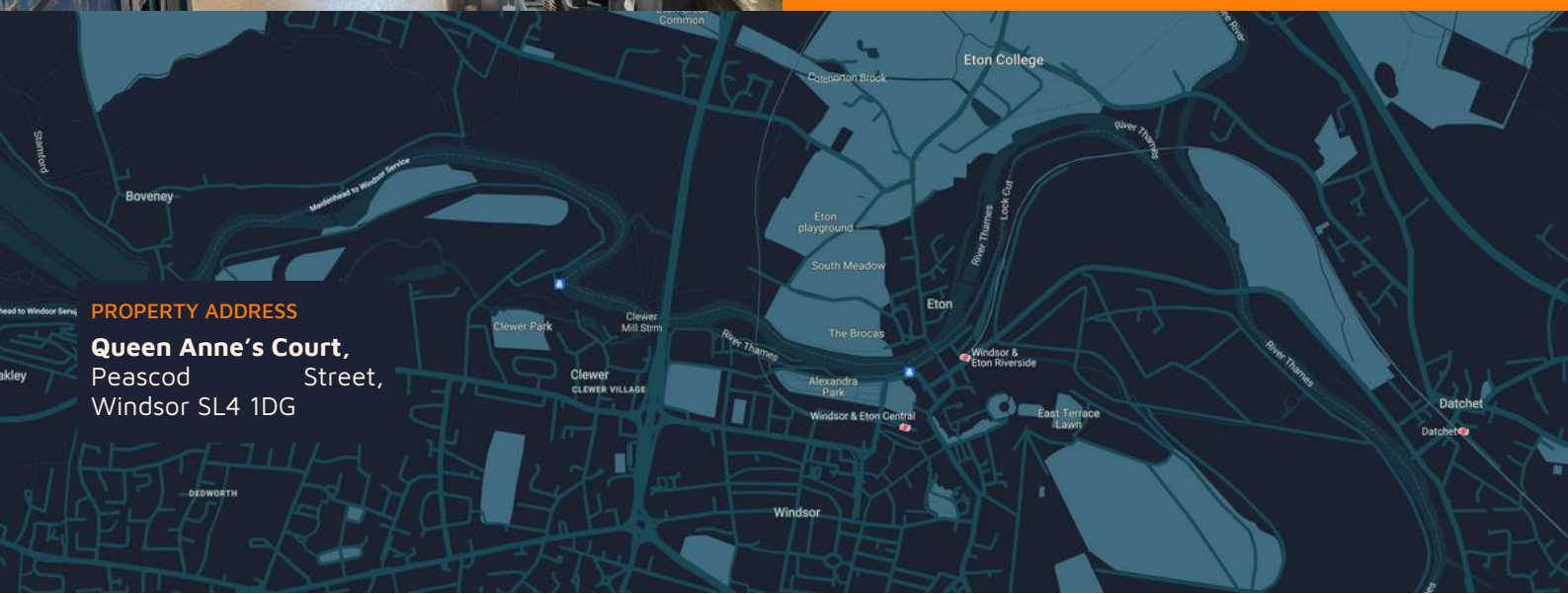
Unit 1 is tenanted by Oxfam, who occupy as a charity shop on the ground floor and basement level (1,555sqft). They are paying £46,200pax, with their lease expiring in November 2022. Unit 2 is let to House of Windsor, who occupy as a furniture store (1,571sqft) and is producing £35,000pax, this lease expires in August 2029. The units offer investors the chance to acquire secure income, with units in popular retail location, offering rental growth over time.



Location

The units are located on Peascod Street in the Royal Borough of Windsor & Maidenhead. Famous for its links with the Royal Family, the town is one of the UK's leading tourist destinations attracting visitors from across the UK and overseas, with an estimated 7.6 million tourists each year.

Windsor benefits from two main line railway stations; Windsor & Eton Central (GWR services) and Windsor & Eton Riverside (Southwestern Railway) located just 0.3 miles and 0.5 miles north of the subject property respectively. Both stations provide fast regular services across the Thames Valley and London with easy access to the wider UK rail network.



Lease Summary

The subject property benefits from **two existing leases** with established businesses. Unit 1 is let to **Oxfam** and Unit 2 let to a traditional furniture store, **House of Windsor**.

Copies of both lease agreements are available upon request.

Unit/Tenant	Tenant	Size (sqft)	Rental Income	Expiry
Unit 1 - Commercial	Oxfam	1,555	£46,200pax	Nov - 2022
Unit 2 - Commercial	Huntershaw Ltd t/a House of Windsor	1,571	£35,000pax	Aug - 2029
	Total	3,126	£81,200pax	



PROPERTY ADDRESS

Queen Anne's Court,
Peascod Street,
Windsor SL4 1DG

Further Information

Leases and floor plans are available upon request.

Terms

We are inviting offers in excess of £850,000 for the long leasehold interest (new 999-year lease to be granted), this representing an attractive 9.6% NIY before costs and low capital value at £272psf.

CONTACT US

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