



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



VIRTUAL FREEHOLD RETAIL INVESTMENT FOR SALE

61-63 PEASCOD STREET, WINDSOR, BERKS SL4 1DE

LOCATION

Peascod Street is the primary retail street in Windsor and No 61-63 is positioned on the east side within the pedestrianised section between Victoria Street and Oxford Road, with rear servicing off James Street. Nearby retailers include Specsavers, Gails and many independent retailers and restaurants.

- PEDESTRIANISED TRADING LOCATION
- 8.12% NET INITIAL YIELD
- 2025 LETTING SHOWING 12% INCREASE ON 2024



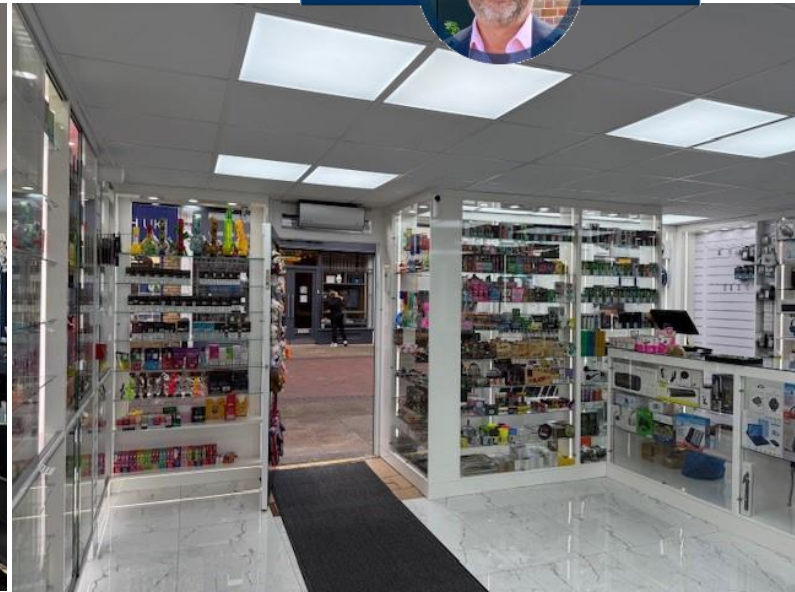


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Your contact for this property

PHILIP MARSH
01494 683642 Beaconsfield
01628 564700 Maidenhead
philip@pmcd.co.uk



DESCRIPTION

The property comprises the ground floor retail element of a larger, mainly residential building, let as two lock-up shops with rear servicing. The following approx. floor areas apply, and are provided for guidance only:

Shop 61	93.1 m ²	1002 ft ²	744 units ITZA
Shop 63	86.9 m ²	935 ft ²	631.75 units ITZA

TENANCIES & TENURE

61 Peascod Street is let to Rush Networks (One) Ltd on an effectively FRI lease for a term expiring 23 Sept 2029, at £42,000 p.a.x. and 63 Peascod Street is let to Singh Essential Ltd at £40,000 p.a.x. on an effectively FRI lease for a term expiring 6 July 2035, with a tenant-only break option/rent review in July 2030. Our clients hold the premises on a 125-year headlease from freeholders, Royal Borough of Windsor & Maidenhead at a peppercorn ground rent, thus expiring in 101 years.

EPC No 61: B (42)
No 63: B (33)

TERMS

We are seeking offers in excess of £950,000 for the long-leasehold interest.

LEGAL COSTS

Both parties' legal costs to be borne by the purchaser.

10/25

VIEWING

Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG
01494 680000
www.pmcd.co.uk

39 Windsor End
Beaconsfield HP9 2JN

Burlington House
1 York Road
Maidenhead SL6 1SQ

Regulated by RICS 

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