



## SITUATION

Located in this secondary shopping centre which includes **Co-op, Costa Coffee, KFC** and **Pizza Hut** being approx. 1 mile from Windsor town centre.

Windsor is an historic and affluent market town famous for its links with the Royal Family, Windsor Castle and Eton College and lies some 25 miles west of central London with good road access with the M4 (Junction 6).

## PROPERTY

Part of a 1930's parade comprising a **Deep Ground Floor Restaurant** with separate rear access from a communal rear car park to a **Self-Contained Flat** on first floor level. In addition, the property benefits from use of a front shopper's car park.

## ACCOMMODATION

### Ground Floor Restaurant

Gross Frontage	18'9"
Internal Width	17'9"
Restaurant Depth	7'0"
Built Depth	97'6"
2 WC's	
Area Approx.	1,127 sq ft <sup>1</sup>

### First Floor Flat

3 Rooms, Shower Room/WC

<sup>1</sup>Area taken from VOA

VAT is NOT applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **A.Bari as an Indian Restaurant** for a term of 15 years from 25th December 2016 at a current rent of **£30,000 per annum** exclusive.

**Rent Reviews December 2021 (Outstanding - quoting £35,000 p.a.) and December 2026**

**Note 1: There is a £7,000 Rent Deposit held.**

**Note 2: The lessee has constructed a metal store and freezer room on part of the rear communal yard which is not demised to him in his lease.**

**£30,000** per annum

The Surveyors dealing with this property are  
**John Barnett** and **Nathan Schindler**

## Vendor's Solicitors

Macroy Ward  
Tel: 020 8440 3258 Ref: Martina Ward  
Email: martina@macroyward.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

