



SITUATION

Located close to the corner with Windle Close on the B386 road between Bagshot and Sunningdale, within this popular village setting, serving the surrounding densely populated residential community. Windlesham enjoys excellent road communications with the A322 which links to the M3 (Junction 3) and lies approx. 2 miles east of Bagshot, 4 miles south-west of Sunningdale, 4 miles north of Ascot and 28 miles south-east of Central London.

PROPERTY

An attractive detached mixed use development comprising **3 Ground Floor Shops** with separate rear access via an architecturally designed staircase to **5 Self-Contained Flats** on first and second floor level. The first floor flats have recently undergone a complete refurbishment and the second floor flats were only constructed in 2020. There is customer parking at the front for 6 cars plus side vehicular access to a rear parking area for up to 9 cars.

VAT is NOT applicable to this Lot

FREEHOLD

Refer to Auctioneers for the virtual tour of Flat B (No. 4).



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£69,500 p.a.
Plus 4 Vacant Flats

The Surveyors dealing with this property are
John Barnett and **Jonathan Ross**

Joint Auctioneers

Latitude Estates Ltd
Tel: 07943 430 614 Ref: Charles Teff
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Vendor's Solicitors

Bude Nathan Iwanier
Tel: 020 8458 5656 Ref: Booky Dubiner
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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'**

TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 36 (Ground Floor Shop)	Gross Frontage Internal Width Shop Depth Built Depth WC	17'0" 15'10" 30'6" 40'0"	L. C. Baldwin (Gift Shop)	10 years from 20th April 2020 (Renewal of a previous lease – in occupation for at least 9 years)	£18,500	FRI by way of Service Charge Rent Review & Tenant's Break 2025 £4,600 Rent Deposit held.
No. 38 (Ground Floor Shop)	Gross Frontage Internal Width Shop Depth Built Depth WC	17'0" 15'11" 31'0" 40'0"	A. Martin (Hair Salon)	10 years from 20th April 2020 (Renewal of a previous lease – in occupation for approx. 15 years)	£18,500	FRI by way of Service Charge Rent Review & Tenant's Break 2025 £4,625 Rent Deposit held.
No. 40 (Ground Floor Shop)	Gross Frontage Internal Width Shop Depth Built Depth WC	17'0" 16'0" 33'9" 40'0"	K. A. Walt (Beauty Salon)	10 years from 19th March 2021 (Renewal of a previous lease – in occupation for at least 9 years)	£17,500	FRI by way of Service Charge Rent Review 2026
Flat A (Also known as Flat 1) (First Floor)	2 Bedrooms, Living Room/Kitchen, Bathroom/WC ¹				VACANT	See Note 1.
Flat B (Also known as Flat 4) (First Floor)	2 Bedrooms, Living Room/Kitchen, Bathroom/WC				VACANT	See Note 1.
Flat C (Also known as Flat 5) (First Floor)	2 Bedrooms, Living Room/Kitchen, Bathroom/WC ¹		Individual	1 year from 25th November 2022	£15,000	AST
Flat D (Also known as Flat 2) (Second Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC ¹				VACANT	See Note 1.
Flat E (Also known as Flat 3) (Second Floor)	2 Bedrooms, Living Room/Kitchen, Bathroom/WC ¹				VACANT	See Note 1.
Note 1: Some flats have been previously let on ASTs at £1,400 pcm (£16,800 p.a.). In addition, 4 flats have recently been let as Airbnb's at £1,540 pcm per flat. Note 2: The purchase may benefit from Stamp Duty Land Tax Relief for Multiple Dwellings – Applicants should consult their own advisors in this respect.					Total: £69,500 plus 4 Vacant Flats	

Rear of Property



Rear Car Park

