



**HENSHELL & PARTNERS**

REAL ESTATE ADVISORS



**5 Queen Anne's Court,  
Oxford Road, Windsor SL4 1DG**

**RESTAURANT INVESTMENT OPPORTUNITY IN WINDSOR TOWN CENTRE**

**750SQFT / £25,000PAX**

# Summary

- Opportunity to purchase established resataurant investment just off Peascod Street
- Well located in the prosperous town of Windsor in Berkshire
- Property is occupied by 'Antalya Restaurant', TripAdvisor's highest rated eatery in Windsor
- Existing lease has 4-years remaining, after beginning in September 2016, paying £25,000pax
- Property extends 750sqft and is laid out over the ground floor with double frontage and having recently been refurbished
- We are inviting offers in excess of £350,000 for the long leasehold interest (999-years to be granted), with the benefit of existing income and leases (7.14% NIY at guide, before costs)

# Description

Excellent opportunity for an investor to acquire a rare restaurant investment in Windsor. The units measures 750sqft and is occupied by an established Turkish restaurant in Windsor Town Centre.

Subject property benefits from a double frontage and has recently been refurbished by the occupational tenant. The restaurant is largely open plan, with small bar area, WC and modern kitchen facilities at the rear.

Unit will be sold on a new 999-year lease and will benefit from existing underlease to 'Antalya Restaurant'. They provide high quality Turkish cuisine, which has earned them the accolade of being the best rated restaurant in Windsor on TripAdvisor.

Their 10-year lease, started in September 2016 and has 4-years unexpired. The total rent is £25,000pax, and is paid quarterly in advance.



# Location

The units are located on Queen Anne's Court 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

Property benefits from under-lease with 'Antalya Restaurant', which is registered in the personal names of the owners within the lease agreement (Mr Mustafa Kahraman, Mr Serdar Atsever & Mr Hayreddin Alpaca).

The 10-year lease was signed on 13th September 2016 and has 4-years unexpired. The tenant pays £25,000pax, which is paid quarterly in advance.

## VAT

The property is elected for VAT and so is charged on the rent. The purchase, however can be applied as a TOGC and therefore VAT will not be payable on the purchase price.



### PROPERTY ADDRESS

**Queen Anne's Court,**  
Oxford Road East,  
Windsor SL4 1DG

# Further Information

Leases and floor plans are available upon request.

## Terms

We are inviting offers in excess of £350,000 for the long leasehold interest (new 999-year lease to be granted), this representing an attractive 7.14% NIY before costs, based on the existing income.

### CONTACT US

📍 Sea Building, Great Suffolk Yard,  
127 Great Suffolk Street  
London SE1 1PP

☎ +44 (0) 207 125 0377

✉ [info@henshallandpartners.co.uk](mailto:info@henshallandpartners.co.uk)

🌐 [www.henshallandpartners.co.uk](http://www.henshallandpartners.co.uk)

📷 [@henshallandpartners](https://www.instagram.com/henshallandpartners)

