



All enquiries Ref: James Paterson

- Freehold two floor mid terrace building arranged as ground floor takeaway let to Papa John's and two self-contained flats above
- Investment – Rent Reserved £39,320 per annum

Location:

The property is situated on Dedworth Road between its junctions with Wolf Lane and Kentons Lane. The parade benefits from other blue-chip occupiers, including Coral Bookmakers and Costa Coffee. Public transport links include Windsor & Eton Central and Windsor & Eton Riverside mainline rail stations, together with a network of local bus services serving the surrounding vicinity. Road links include the M4 and the A308/A355, providing convenient access to the wider motorway network. Shopping amenities can be found locally within Dedworth, with an extensive range of shops, bars and restaurants being found in Windsor town centre. Recreational pursuits can be found locally at the open spaces of Windsor Great Park and The Long Walk.

Description:

Freehold two floor mid terrace building arranged as ground floor takeaway let to Papa John's and two self-contained flats above.

Accommodation:

Shop: Ground floor Takeaway Restaurant – let to Papa John's
 Front sales area, kitchen, chiller room, wash area, office, cloakroom & WC
 Gross Internal Area GIA: Approximately 118 sqm (1,268 sqft)

Tenancy:

The property is let on a lease to Papa John's (GB) Limited for a term from and including 10th June 2015 to and including 9th June 2030 at a rent of £17,000 per annum. With an outstanding rent review.

Note:

The vendor has stated that they obtained an independent surveyor's valuation indicating supporting evidence for an increase in rent to £21,500 per annum. Prospective purchasers should conduct their own enquiries and rely on their own independent assessment in this regard.

EPC rating: B



Accommodation (continued):

Flat 207A:

First floor: One bedroom, reception room, kitchen, hallway, bathroom, Separate WC
 Outside: Shared roof terrace

Tenancy:

The property is let on an assured shorthold tenancy agreement (AST) for a term of 12 months from 29/08/2025 at a rent of £930 per calendar month.

EPC rating: E

Council Tax Band: B

Flat 207B:

First floor: One bedroom, reception room, kitchen, shower room/ WC
 Outside: Shared roof terrace

Tenancy:

The property is let on an assured shorthold tenancy agreement (AST) for a term of 2 years from 10/04/2025 at a rent of £930 per calendar month.

EPC rating: E

Council Tax Band: B

Rent Reserved:

£39,320 pa (with an outstanding rent review for Papa John's).

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

