

## lot 6

Rent  
**£65,500**  
per annum  
exclusive  
with a vacant  
office suite to  
be let

### 11 High Street, Windsor Berkshire SL4 1LD

#### Freehold Retail and Office Investment

- Historic town centre location
- Approximately 200 metres from Windsor Castle and Windsor Royal Shopping Centre
- Nearby occupiers include NatWest, Savills, HSBC, Barclays, Hamptons International and Bang & Olufsen
- Six Week Completion



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### Location

**Miles:** 25 miles west of London  
16 miles north-west of Henley  
20 miles south-west of Reading  
**Roads:** A332, A308, M4 (Junction 6), M25 (Junction 15)  
**Rail:** Windsor and Eton Riverside Railway Station  
**Air:** London Heathrow Airport

### Situation

The property is situated on the west side of High Street in the centre of the historic town of Windsor, directly opposite Windsor Parish Church and some 200 metres from Windsor Castle, Windsor Royal Shopping Centre and Peascod Street, the town's pedestrianised retail thoroughfare.

Other nearby occupiers include NatWest, Savills, HSBC, Barclays, Hamptons International and Bang & Olufsen.

### Description

The property is an attractive period building comprising ground floor retail accommodation with ancillary basement accommodation and self-contained office suites on the first and second floors.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Basement	Ancillary	15.33 sq m (165 sq ft)	<b>HARDINGS ESTATE AGENCY LIMITED (1)</b>	15 years from 02/08/2007 until 2022	£43,000	02/08/2012
Ground	Retail	82.68 sq m (890 sq ft)				
First	Offices	85.93 sq m (925 sq ft)	<b>CHORALIS CONSULTING LIMITED (2)</b>	5 years from 23/05/2010 until 22/05/2015 (3)	£22,500	(22/05/2015)
Second	Offices	81.75 sq m (880 sq ft)	<b>VACANT POSSESSION</b>			
<b>Totals</b>		<b>265.69 sq m (2,860 sq ft)</b>			<b>£65,500</b> with 2nd floor to be let	

(1) For the year ending 31st December 2009, Hardings Estate Agency Limited reported a total net worth of £46,152.

(Source: [www.riskdisk.com](http://www.riskdisk.com) 20/09/2011)

(2) For the year ending 31st March 2010, Choralis Consulting Limited reported a total net worth of £126,141.

(Source: [www.riskdisk.com](http://www.riskdisk.com) 20/09/2011)

(3) As to the first floor, the tenant has the option to determine the lease on November 2012.

### For further details please contact:

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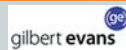
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### Associate Auctioneers:

#### Gilbert Evans

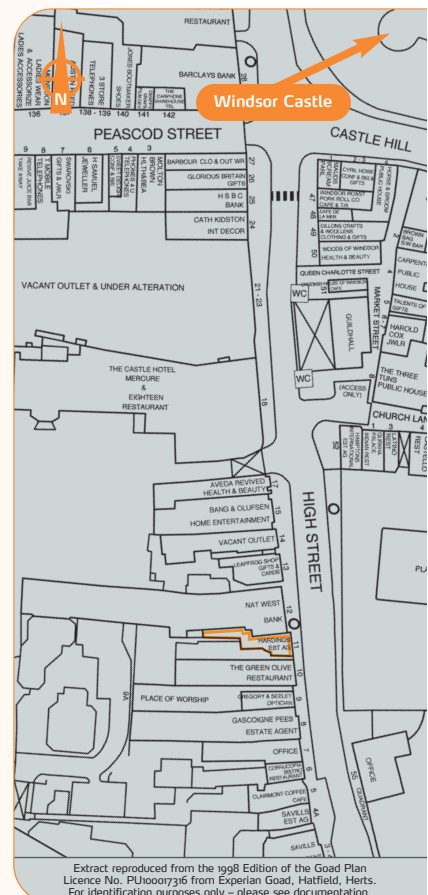
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### Solicitors:

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