

# FREEHOLD MIXED-USE INVESTMENT

## 5 ST LEONARDS ROAD WINDSOR SL4 3BN

### VALUE ADD OPPORTUNITY

## POTENTIAL CHANGE OF USE FROM OFFICES TO RESIDENTIAL

SUBJECT TO OBTAINING THE NECESSARY CONSENTS



- Arranged as a ground floor bar premises, with a separate office suite above.
- The bar subject to a commercial lease.
- First and second floor offices are vacant.
- Windsor Castle is approximately a 10 minute walk from the property.
  - In the same ownership since 1977.
- Current rent reserved £23,000 p.a. from the bar premises with upper floors vacant.
  - Freehold.
- By Order Of The Executor.

**TO BE SOLD AT ALLSOP AUCTION**  
**30TH/31TH JULY 2024 - UNLESS SOLD PRIOR**

# ACCOMMODATION & TENANCY SCHEDULE

UNIT	FLOOR	ACCOMMODATION	APPROX. GIA		CURRENT RENT (PA)	EPC
COMMERCIAL BAR	BASEMENT & GROUND FLOORS	CELLAR, BAR AREA & SEATING	81 SQ M	872 SQ FT	£23,000 P.A.	B
OFFICES	FIRST & SECOND FLOORS	TWO OFFICES, WAITING ROOM THROUGH TO TWO WCS AND FURTHER OFFICE	67 SQ M	721 SQ FT	VACANT	D
TOTAL			148 SQ M	1,593 SQ FT	£23,000 P.A.	

- The ground and lower ground floors are let to TK Number 5 Limited on a 10 year lease from 22nd December 2014 expiring 21st December 2024. The current passing rent is £23,000 per annum.
- The first and second floor office suite is offered with **vacant possession**.

## PROPOSAL

**Guide Price £360,000 subject to contract. A purchase at this level would equate to a Capital Value of £225 per sq ft.**

## CONTACT

**MATTHEW ROGOSNITZKY**  
+44(0)20 7266 8538  
+44(0)7837 596 220  
m.rogosnitzky@estate-office.com

**BENJAMIN STILES**  
+44(0)20 7266 8537  
+44(0)7481 479 521  
b.stiles@estate-office.com

DISCLAIMER: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Estate Office or their clients has authority to make or give any representation or warranty whatsoever in relation to this property. July 2024.