



Today's Express

Ref: 3818310

5 Silwood Road, Ascot, SL5 0PY

Freehold: £795,000

Leasehold: £200,000, Annual Rent: Offers Invited

Advised weekly sales c. £9,000

Post office commission of c. £19,000

Additional rents received c. £13,000

No fixed supply agreement

Affluent area with limited local competition

Large 4 bedroom flat above the shop in good condition - EPC B & E



The business is located in Sunninghill, which is situated between Ascot and Sunningdale. Having been owned and operated by the same family for over 20 years they are no looking to sell and retire after having run a successful business for so long. The business is located on an arterial road which sees a good amount of through traffic and also a good amount of customers who also visit the other businesses adjacent to this. The shop on the ground floor is being run by the owner and the flat above have been let out on an AST to a family.



Location

Ascot is a town in the Royal Borough of Windsor and Maidenhead, Berkshire, England. It's located 6 miles south of Windsor, 4 miles east of Bracknell, and 25 miles west of London. The town is most famous for being the home of Ascot Racecourse, where the prestigious Royal Ascot meeting takes place. It ranks as the 13th most expensive town in England. Additionally, Ascot is among the ten most expensive towns in Britain for renting properties.

Ground Floor

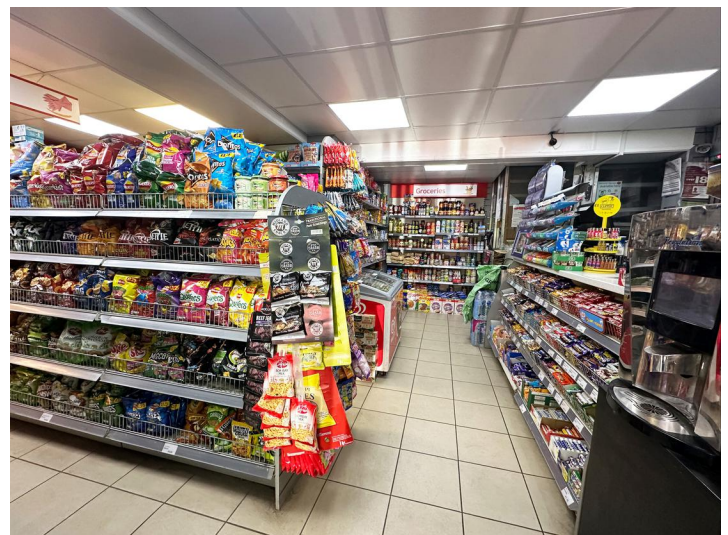
The shop on the ground floor is around 700 sqft in size and has multiple fridges & freezers with 5/6 rows of shelving throughout. There is a large counter space as you walk in on the right which has a post office counter at the end. The store has been refurbished to a good level and should require minimal initial levels of investment from any new owner. There are also electric operating and sliding doors to enter the shop.

Other Floors

There is a large 4 bedroom maisonette with the property with separate access via the side of the property. This was refurbished 3 years ago with new electrics, plumbing and a boiler all being put in along with total refurbishment throughout. On the ground floor there is the entrance hall, dining & living room, a separate kitchen, downstairs full bathroom and also a utility room. On the first floor there are 4 bedrooms, all of which are large enough for double bedrooms and a further full bathroom as well. There is a sizeable private garden for the flat above and also additional storage in the loft for the flat.

Letting Accommodation

The upstairs flat is being let out for c. £1,100 a month to a family on an AST. This is now on a rolling two month contract for which notice can be served to make the flat vacant.





The Opportunity

There is an opportunity for a new buyer to come in and look to grow the business with fresh ideas and review stock sold and the current branding. The business is well established and trading at a good level with the additional benefit of having a post office and a large flat above that can be used by any new owner or let out to keep producing an additional income source.

Fixtures & Fittings

We are advised that all fixtures and fittings are owned outright by the owner and will be transferred with the sale of the business.

Staff

There are no staff to be transferred with the sale of the business.





Trading Information

We are advised that the business currently trades at c. £9,000 per week in core sales.

The business receives additional rental income and commissions of c. £33,000

The adjusted net profit for 2024 was c. £76,000

Full accounts can be made available upon request

Trading Hours

Monday to Friday - 7:00am to 20:00pm

Saturday to Sunday - 8:00am to 20:00pm

Business Rates

We are advised that the business qualifies for small business rates relief and that no rates were payable in the last accounting year.

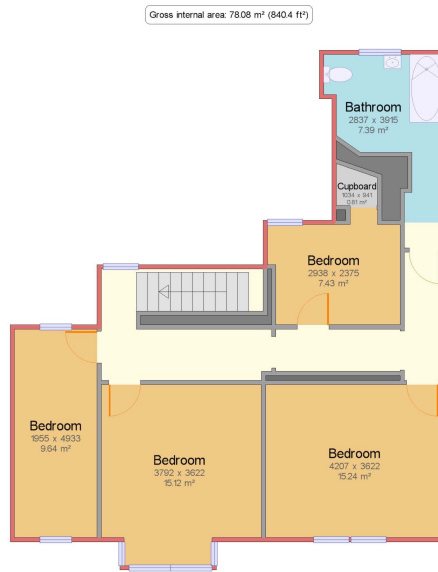
Tenure

We are offering the sale on a freehold basis or with the option to buy the business on a new 15 year leasehold term. Flexible lease terms are available with offers invited for rent. There is the option to include or exclude the flat above the shop with a leasehold sale.





Ground Floor



1st Floor

BakerLie Compliance

National Commercial Property Compliance & Marketing

Energy Performance Certificates (EPC's)
 Professional Property Photography
 Land Registry Compliant Lease Plans
 Measured Surveys (CAD Drawings)
 Property Floor Plans
 Elevated Property Photography
 Asbestos Management Reports
 Fire Risk Assessment Reports
 Drone Photography

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DO NOT SCALE THIS DRAWING

Drawing Key

Rev	Date	Amendment

BakerLie
 Tel: 01454 678005
 info@bakerlie.com
 www.bakerlie.com

Project: Floor Plans
 Today's Express
 3, Sheldong Road
 Ascot
 Berkshire
 SL1 2PY

Drawing No: 8888-20-JNL-20
 Drawing Title: Floor Plan
 Drawing Date: 2022
 Drawing Size: A1 1/1

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Oliver Guppy

Business Agent - Retail & Leisure

M:+44754 6698 678

E:oliver.guppy@christie.com

Winchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189