



FOR SALE

£2,750,000

This 0.4 acre plot consists of a main car wash and servicing area, along with tyre repair bays accessed via the main forecourt. There is also an external office and customer wait area onsite, with a restaurant opposite.

This is a Freehold Sale subject to an existing lease with a current annual rent of £132,000. The lease is due to expire on the 23/03/2041.

VIEWINGS BY APPOINTMENT ONLY

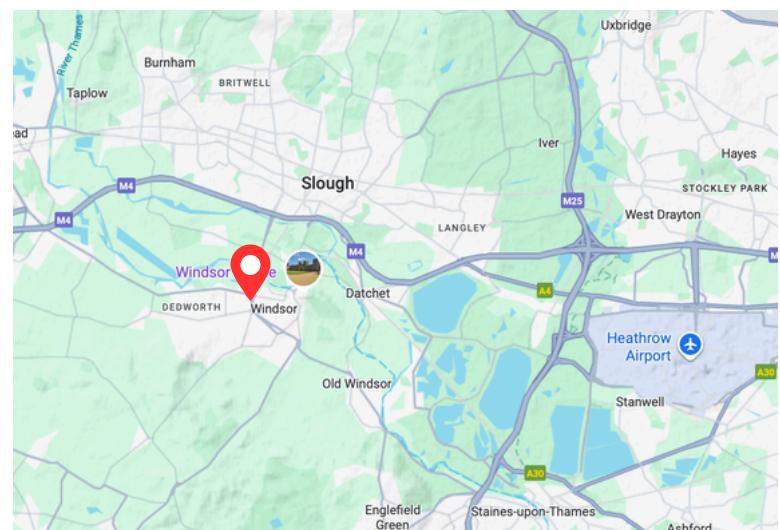
CONTACT

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Site at Overdale Works, Maidenhead Road, Windsor, SL4 5EJ

- ◆ FREEHOLD INVESTMENT SALE
- ◆ Total area of 0.4 acres (17,424 sq ft)
- ◆ Detached office and customer wait area.
- ◆ Tyre repair bays accessed via the main forecourt
- ◆ Drive- through Car wash at rear, with a joining service and repair bay
- ◆ Onsite restaurant with kitchen and food preparation area.



SITE MAP

0.4 Acres

TGE
PROPERTY



ON SITE RESTURANT

TGE
PROPERTY



Kitchen facilities & Food preparation area

Situated on Maidenhead Road, this site is 0.8 miles from Windsor & Eton Central Train Station and 1.4 miles from The M4 (Junction 6).



Office & customer reception area

Current Lease Terms

Annual Rent	Lease Expiry Date	Original Term
£132,000	23/03/2041	25 years