



FOR SALE

£2,750,000

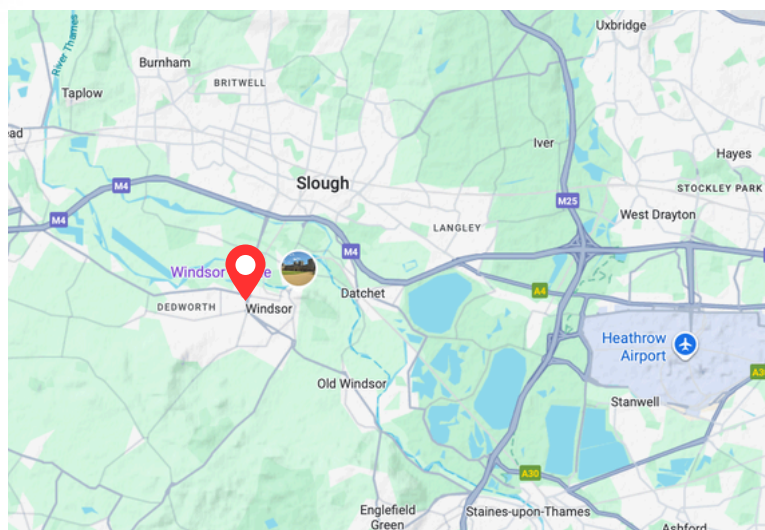
This 0.4 acre plot consists of a main car wash and servicing area, along with tyre repair bays accessed via the main forecourt. There is also an external office and customer wait area onsite, with a restaurant opposite.

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

Site at Overdale Works, Maidenhead Road, Windor, 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.



CONTACT

David Gibbon



david.gibbon@tgeproperty.co.uk



0208 226 0050



www.tgeproperty.co.uk

SITE MAP

0.4 Acres

TGE
PROPERTY



ON SITE RESTURANT



**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