

PROPERTY PARTICULARS

89 Arthur Road Windsor Berkshire SL4 1RU

FREEHOLD FOR SALE



**FABULOUS TOWN CENTRE GUEST HOUSE OTHER
USES STTP.**



Code of Practice

You should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website – <http://www.commercialleasecodeew.co.uk>

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LOCATION

Charles House, a fabulous Guesthouse in Windsor, Berkshire and only a 5 minute walk from Windsor town centre where you will find lovely restaurants bars and shops and also the historic Windsor Castle, the worlds largest inhabited Castle. Eton and its renowned college is a short walk. The town is served by both Windsor and Eton Riverside and Central stations are a very short walk providing excellent services in to London Waterloo and Paddington to the east and to the West (Bristol, Wales and Oxford). Junction 6 of the M4 is a 5 minute drive providing excellent access to the M25 and rest of the nations motorway network. Legoland is a short drive and can be accessed via a dedicated bus service from the High Street.

DESCRIPTION

The property comprises an end of terraced victorian guest house with 4 suites rooms arranged over 2 floors. Each room has en-suite facilities offering either King size, twin or super Kingsize beds. Each room has a fridge complete with ice box, for your personal convenience, along with tea and coffee making facilities there is also a hairdryer, an iron and ironing board. All our rooms offer complimentary WI FI and Freeview flat screen TV.

Featuring state of the art keypad front door and individual room security, meaning no longer having to deal with keys or room tags. Unexpected delay, no problem, complete freedom to come and go using your unique personal PIN.

A laundry room is situated at the rear of the property which is fitted with various washing and drying machines and a managers office is located on the second floor which STTP could be converted to additional accommodation.



ACCOMODATION

GROUND FLOOR

Victoria

Six foot super king or 2 single beds
En-suite shower
Fridge with small freezer compartment
Tea/coffee making facilities.
Small outdoor courtyard

Laundry room, Boiler Room, Kitchen, Two Wc's. This section could be converted in to a further guest room with ensuite. STPP.

Total approx area 801 sq ft (74.40 sq m)

FIRST FLOOR

Elizabeth

Six foot super king or 2 single beds
En-suite shower
Fridge with small freezer compartment
Tea/coffee making facilities.

William

Five foot king size or 2 single beds
En-suite shower
Fridge with small freezer compartment
Tea/coffee making facilities.

Henry

Five foot king size or 2 single beds
En-suite bath with integral shower
Fridge with small freezer compartment
Tea/coffee making facilities.

Total approx area 713 sq. ft. (66.23 sq m).

SECOND FLOOR

Accessed via the first floor landing the area is currently being used as an office ancillary to the business but could be converted to a further room STTP

Total approx area 205 sq ft (19.04 sq m)

Total approx area of building 1,719.00 sq ft (159.68 sq m) GIA

TERMS

The freehold of the property is available for sale with vacant possession. (Our client will consider selling the fixtures and fittings and business for an sum to be separately negotiated).

PRICE

My client is seeking £1,000,000.00.

VAT

Unless otherwise stated prices referred to or quoted in connection with this property do not include VAT which may be chargeable.

BUSINESS RATES

We are verbally advise by RBWM that the rateable value for the current year is £10,000. Please make your own enquiries.

EPC

Energy rating D93

PLANNING USE

Class C – Please confirm with RBWM for your proposed use. Other uses may be possible subject to planning permission. Please make your own enquiries at the local planning department tel: 01628 683800

LEGAL COSTS

Each party to bear their own

VIEWINGS

Strictly by prior appointment via the sole agent

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