

KEMPTON

CARR

CROFT

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RESIDENTIAL INVESTMENT

29-31 Victoria Street, Windsor, SL4 1HE



Further services

Building surveying | Building defects and environmental analysis | Public sector consultancy | Valuations | Lease renewals and rent reviews
Land sales, planning and development | Landlord and tenant services | Commercial property agency & acquisitions | Expert witness & litigation
Project management and contract administration | Leasehold advisory | Commercial and residential property management | LPA receivership

Location

The property is centrally located in Windsor, a short walking distance from the shopping centre and Castle.

Description

The property comprises a small portfolio of 3 no. bedsitters situated in an established residential block with Children's Nursery on the ground floor. Each property has a separate WC/Shower and is approached over a communal stairs shared with existing ground tenants of adjoining flats.

	Tenant	Term (A.S.T.)	Rent (pa)
First Floor			
Flat 1	Ms McCready	12 months from 6.10.16	£8,700
Flat 4	Mr Wood-Collins	Periodic Tenancy	£8,100
Second Floor			
Flat 6	Ms Unwerth	12 months from 22.4.16	£8,400
	Gross Annual Rental Income		£25,200 per annum

Demise

Terms

The properties are offered for sale on a new 999 year lease at a peppercorn rent and a proportionate liability for service charge contributions.

Our Clients, who own the freehold reversion on the entire block, are seeking offers in excess of £450,000 exclusive of VAT.

Viewing

For viewing and further information please contact sole selling agents:

Kempton Carr Croft

Ron Gower, David Pearce or Rob Hutchins
01753 851251 agency@kemptoncarr.co.uk

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These particulars are believed to be correct but their accuracy is in no way guaranteed neither do they form any part of a contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Kempton Carr Croft. Finance Act 1989 – unless otherwise stated our prices and rents are quoted exclusive of VAT. Any intending purchases or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.