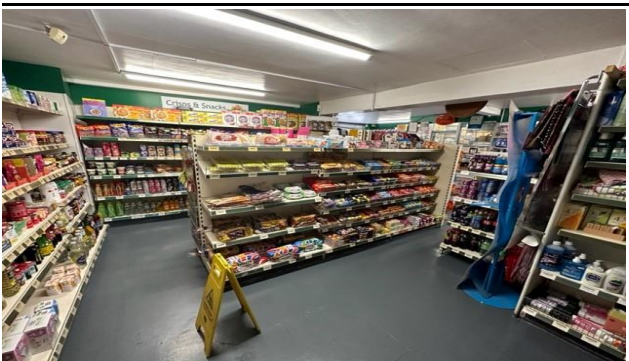


**Trading Post office, off Licence and
convenience store**
81 Windsor Road, Maidenhead Berks
SL6 2DN
FREEHOLD



DESCRIPTION

Situated in a prominent position on the busy A308 Windsor Road between Windsor & Maidenhead a long-standing freehold Post Office, Off Licence & Convenience store.

The shop offers a range of general groceries, beers, wines & spirits, news and magazines, lottery etc.

The Post Office provides banking, postage, Parcel Force, Amazon Hub & pick up, gift cards and Paypoint etc.

The reason for sale is due to genuine retirement.

TERMS

For the freehold interest, goodwill of the business and fixtures and fittings. £319,950 exclusive plus stock at value.

Trading figures will be available following a viewing and if required the signing of an NDA.

ACCOMMODATION (all sizes approximate)

The entire ground floor area measures circa 60.25 Sq. m (648.6 sq. ft)

The flat above is sold off on a long lease. The lease details are available on request.

Current shop trading hours:

Mon-Friday 9am-6pm
Saturday 9 am -12 noon
Sunday closed.

The business is owner operated husband and wife team with evening staff. Further details on request.

The business has an extensive range of fixtures and fittings and an inventory will be provided on request following an inspection of the premises.

BUSINESS RATES

The current rateable value is £7800 (1st April 2023 to present). Should the purchaser be entitled to small business relief they may enjoy full relief. Further details on application.

LEGAL COSTS

Each party will bear their own legal costs in this matter.

EPC

Asset rating TBA

V.A.T.

Unless otherwise stated, terms are exclusive of V.A.T. where payable.

PLANNING

Prospective tenants are advised to make their own enquiries regarding current and future planning consents and uses and rely on their own measure.

VIEWING

Strictly by appointment via Focus Commercial, telephone 01753 770124.

LIMITATIONS

Measurements are for guide purposes only and are offered for the purpose of assisting the prospective tenant in deciding whether to visit the property.