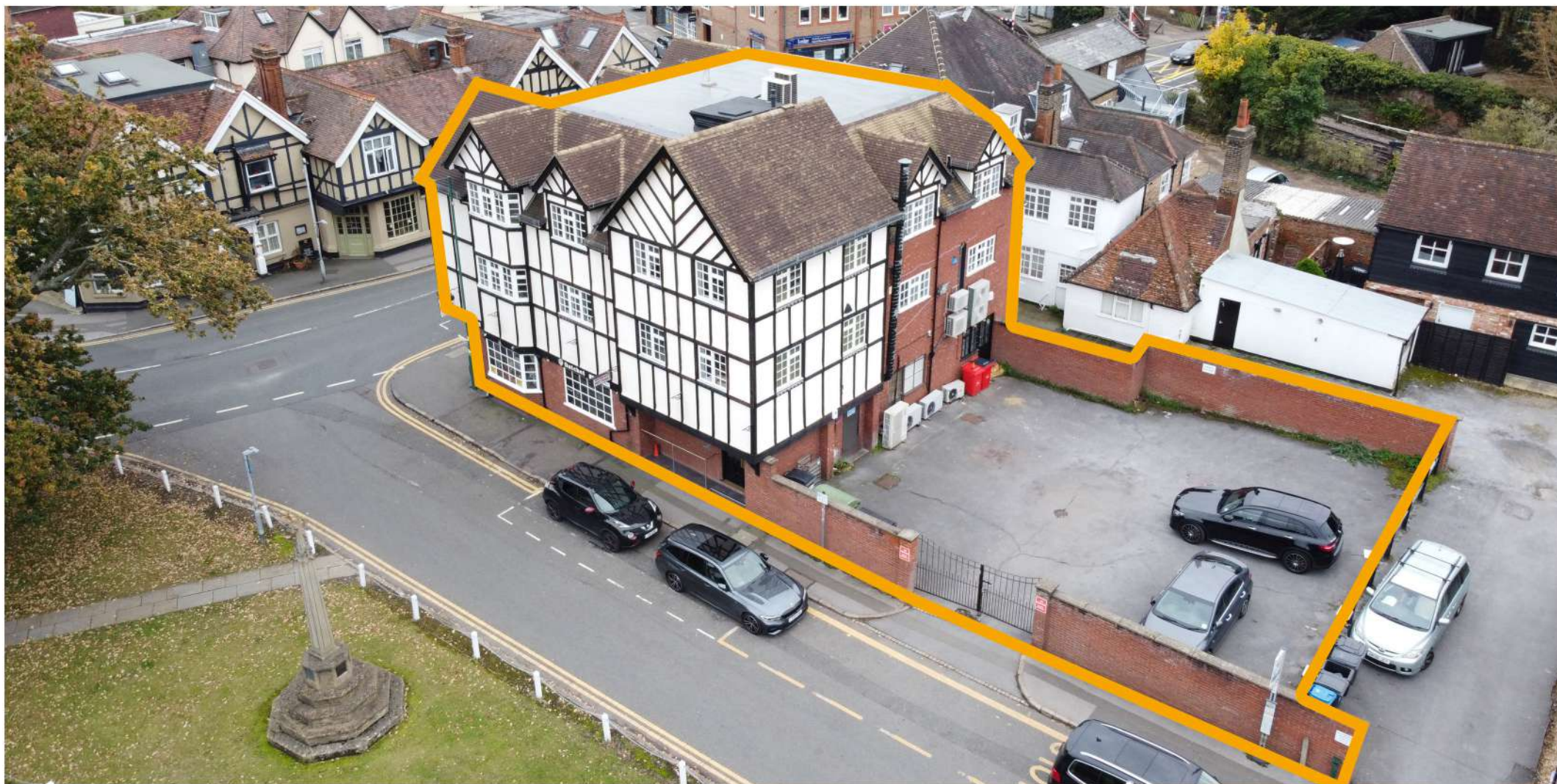




**City &
Counties**
— Commercial —

2-4 HIGH STREET
DATCHET

**FREEHOLD INVESTMENT &
DEVELOPMENT OPPORTUNITY**

Executive Summary

- Freehold commercial property comprising 2 x retail shops, 2 x large offices with car park to the rear
- Suitable for investors and developers locally and regionally
- Excellent transport amenities nearby including Datchet Station
- The property currently generates an income of £67,428 per annum
- Large carpark to the rear suitable for up to 11 cars
- Offers in the excess of £1,500,000



HIGH STREET
DATCHET





Description

Opportunity to purchase a freehold investment/development property located in Slough, Berkshire.

The three-storey building consists of two retail units on the ground floor, while the first and second floor is used as office space. At the rear of the building, there is a private car park for up to 11 cars.

The building is occupied by tenants with an exception to the second floor, as sits vacant. The property is currently generating an income of £67,428 per annum.

The property is not listed however it does sit within flood zone 2 and 3.

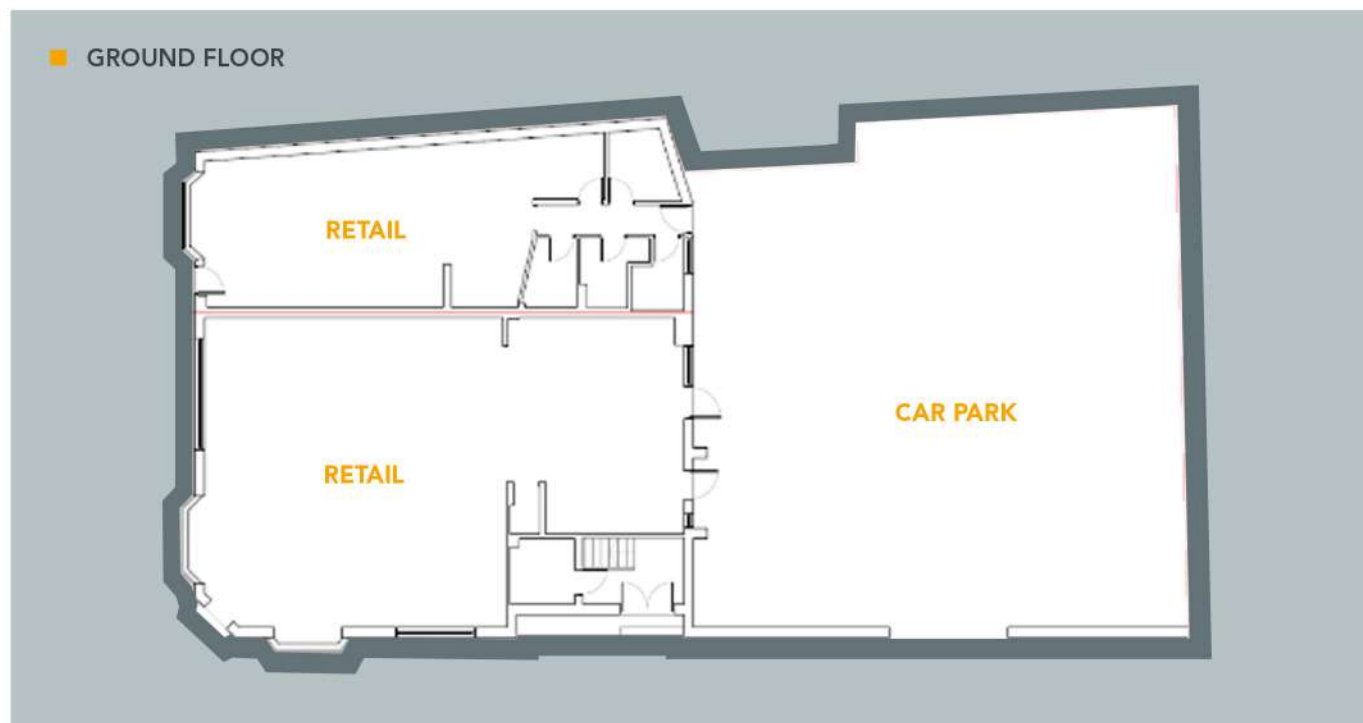
Offers are invited in excess of £1,500,000 and viewings are available strictly by appointment only.

C&C

HIGH STREET
DATCHET

Accommodation Schedule

Unit	Size (Sqft)	Rental Income	Lease length
4 High Street Datchet SL3 9EA - Retail unit	695	£13,000 (Per annum)	5 years July 2020 – July 2025 (Rent review in July 2023)
2-4 High Street Datchet SL3 9EA - Retail unit	1238	£22,500 (Per annum)	10 years July 2014 – July 2024 (Rent review in 2022 & 2023)
2-4 High Street Datchet SL3 9EA (Office First Floor)	1882	£31,928 (Per annum)	Lease extended till September 2023
2-4 High Street Datchet SL3 9EA (Office Second Floor)	2117	Vacant	
Total	6,736	£67,428	





HIGH STREET
DATCHET

Planning

Planning was refused for the change of use of the first and second floors from Class E (Offices) to 6 residential flats in May 2021 (planning reference: 21/01404CLASSO). The main reason for the refusal was due to the scheme not providing safe measures of escape for the future occupier of the floors. A full application was recommended by the local authority and we encourage all parties to conduct their own research on the feasibility of the site.



Location

The property is situated in the heart of the historic village of Datchet which is part of the Royal Borough of Maidenhead & Windsor. The property offers excellent transport amenities including Datchet Station which is 20 meters away offering direct access into London Waterloo, (53 minutes). The M25 is situated on the Northeastern part of the property. This offers direct access to the rest of London and the surrounding counties. Junction 5 of the M4 sits 2 miles west of the property. London Heathrow Airport is only 11 minutes drive away and accessible via the M4.

Other notable local amenities include Eton College (1.6 miles), Windsor Castle (1.8 miles) and Frogmore House & Gardens. (1.2 miles)



HIGH STREET
DATCHET



Tenure:

Freehold

Further information:

VAT Applicable

Further information is available at request.

Viewings:

Viewings are available strictly by appointment only

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