



SHIRLEY AVENUE

— WINDSOR, SL4 5JL —

Sale on behalf of Fixed Charge Receivers

Indicative Outline



EXECUTIVE SUMMARY

- South east industrial estate with substantial repositioning opportunities.
- Freehold.
- 2.47 acre site.
- The site benefits from planning consent for the construction of x87 dwellings (Use Class C3), new community centre and associated access, servicing, parking and landscaping.
- Potential to reposition the property in its existing use as an industrial estate.
- Extremely low passing rents of between £2 - £9.58 per sq ft.
- Short term income to allow for asset management initiatives.
- To be sold on behalf of the Receivers.



SHIRLEY AVENUE

WINDSOR, SL4 5JL

Shirley Avenue, Windsor - Tenancy Schedule

Unit	Tenant	Size (sqft)	Rent £pa	Rent £psf	Term	Lease Start	Lease End	Rent Review	Break Option	Inside L&T Act 1954	Comments
Unit 1	Mayfair Autos	7,201	£45,833	£6.36	Rolling with termination on 6 months	3/1/2023	Rolling	N/A	Mutual - rolling on 6 months notice	Tenancy at Will	Deposit held - 1 months' rent (£4,583)
Unit 2	One to One Autos Ltd	8,407	£40,000	£4.75	Rolling with termination on 6 months	5/3/2021	Rolling	N/A	Mutual - rolling on 6 months notice	Tenancy at Will	Deposit held - 2 months' rent (£4,000)
Unit 3	One to One Autos Ltd	7,535	£15,000	£1.99	Rolling with termination on 6 months	1/7/2020	Rolling	N/A	Mutual - rolling on 6 months notice	Tenancy at Will	Deposit held - 1 months' rent (£1,500)
Medina Dairy Depot	Windsor Autos	6,523	£62,500	£9.58	Rolling with termination on 6 months	1/10/2022	Rolling	N/A	Mutual - rolling on 6 months notice	Tenancy at Will	No deposit held
Technor House	Medina Islamic Centre	9,418	£1,000	£0.10	10 Years	22/6/2018	6/21/2028	N/A	N/A	No	No deposit held
Goswell House	Eleven Trading 2022 Ltd (in Liquidation)	6,383	£0	£0.00	*25 Years	20/5/2008	19/5/33	N/A	N/A	Yes	Entered liquidation in Nov 2022
TOTAL		45,467	£164,333								

All measurements are based on an approximate gross internal area.

* Passing rent £50,000 PA, nothing currently paid - unoccupied but with lease to a company in liquidation. The vendors have served a notice on the liquidator requiring them to imminently affirm or disclaim the lease.



Unit 1 - Mayfair Autos



Unit 2 - One to One Autos Ltd



Unit 3 - One to One Autos Ltd



Medina Dairy Depot - Windsor Autos



Technor House - Medina Islamic Centre



Goswell House - Medina Dairies Former Office

ASSET MANAGEMENT

The property presents several asset management opportunities which will appeal to developers, investors and owner occupiers.

Industrial Repositioning

The current passing rents reflect an extremely low level of between £2 - £9.58 per sq ft. Prime rents in Windsor and Slough now stand at £20 which demonstrates the prospect for a substantial reversion. The short term nature of the existing income will allow for either a refurbishment of the existing buildings or a full scale redevelopment (subject to the necessary consents).

Industrial Break Up

Vacant possession values in the area now stand at £250 per sq ft which shows the potential to break the estate up to owner occupiers at a premium to the acquisition price.

Residential Redevelopment

The site benefits from planning permission to construct 87 residential dwellings (Use Class C3), a new community centre and associated access, servicing, parking and landscaping under application number 19/01657 expiring 30/12/23. Further details are available upon request.

Redevelopment for Alternative Uses

We believe the site could work well for alternative uses such as care, assisted living and affordable residential development subject to the usual consents being obtained.



CGI's of proposed residential scheme

PROPERTY LOCATION

Windsor boasts a strategically advantageous position when it comes to transport links.

Windsor boasts a strategically advantageous position when it comes to transport links. Situated just a stone's throw away from London, the city benefits from proximity to major international airports, including Heathrow, making it easily accessible for travellers from across the globe. Its well-connected road network, with the M4 motorway nearby, ensures efficient travel by car. The Windsor & Eton Central railway station provides swift connections to London Paddington, while the Windsor & Eton Riverside station links to London Waterloo, further enhancing commuting options. Additionally, the picturesque Thames River offers a charming and leisurely mode of transport, making Windsor a well-rounded hub for transportation.

Rail

WINDSOR & ETON STATION	1.4 MILES
SLOUGH STATION	3.6 MILES
ASCOT STATION	7.5 MILES

Road

M4 (JUNC 6)	2 MILES
M25 (JUNC 15)	8 MILES
M40 (JUNC 2)	8.7 MILES

Airports

LONDON HEATHROW	9.8 MILES
LONDON LUTON	39 MILES
LONDON GATWICK	46 MILES
LONDON STANSTED	68 MILES

Source: Google Maps



Indicative Site Plan

KEY HIGHLIGHTS



SITE AREA

Total Site area of approx 2.47 acres (1.00 hectares).



WHO WOULD BE INTERESTED

Interest to Occupiers, Investors, residential and commercial Developers.



PRIME LOCATION

Close proximity to A332 Royal Windsor Way which in turn leads to M4 (JCT 6) and the wider motorway network.



PLANNING PERMISSION

Planning permission granted for 87 residential dwellings.



PURCHASE OPTIONS

The site is either available as a whole or on an individual title by title basis.

Tenure

The site is held freehold under seven titles: BK14428 / BK16057 / BK488121 / BK15806 / BK338152 / BK378734 / BK11850 - Shirley avenue is an adopted highway

Dataroom

Dataroom access is available upon request.

VAT

The property is elected for VAT.

Proposal

Unconditional offers are invited for the freehold interest as a whole or on an individual title by title basis. The vendor will consider conditional offers but their preference is for an unconditional disposal of the whole.

Viewings

Viewings can be arranged via the Joint Sole agents.

Assignable Measured Survey

The vendor has commissioned an assignable measured survey of the units which will be uploaded to the dataroom.



SHIRLEY AVENUE
WINDSOR

TELSAR.com
020 3333 2222

Bal Panesar

07956 212 020
bp@telsar.com

Jack Pay

07411 576 313
jp@telsar.com

 **TYDUS**
REAL ESTATE

Will Elphinstone

07876 131 346
willelphinstone@tydusre.com

Freddie Dade

07929 321 709
freddiedade@tydusre.com

These particulars are not an offer or contract, nor part of one. You should not rely on statements by agents, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents have no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. The VAT position relating to the property may change without notice. October 2023