



## 77 - 79 Dedworth Road, Windsor SL4 5BB



### Area

Approx 1358sq ft over ground & 1st floor



### Parking

Shop & Stop parking to front



### Location

Prominent secondary parade



### Rent

£37,500 per annum exclusive



## LOCATION

The property is situated in a highly visible location in a very popular and fully occupied secondary parade on the outskirts of Windsor. There is a mixture of neighbouring occupiers including Costa, Coop, KFC & a Dental practice to name just a few.

## DESCRIPTION

The premises having most recently been used as a chiropractors and sports clinic, are presented in very good order. Split over ground floor (approx 958 sq ft) and first floor (402 sq ft). To the ground floor is a large reception area and four treatment rooms plus two WC's. On the first floor are two treatment rooms. Benefitting from Use Class E the property is suitable for a variety of uses subject to Landlord and Local Authority consent.

## TERMS

Available by way of a brand new Full Repairing & Insuring lease on terms to be agreed.

## LEGAL COSTS

Each party to bear their own legal cost incurred in the transaction.

## ADMINISTRATIVE COSTS

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract /references.

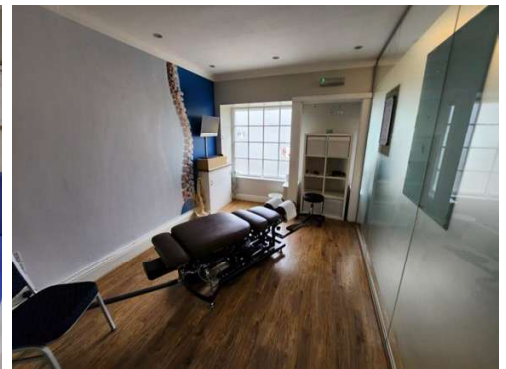
## RATES

Interested parties are encouraged to make their own enquiries with either the Valuation Office or the business rates department at The Royal Borough of Windsor and Maidenhead.

## EPC

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For further information please contact:  
[hello@obre.co.uk](mailto:hello@obre.co.uk)



## O'Brien Real Estate - Commercial Property Surveyors

London: Aurora House, 71-75 Uxbridge Road, W5 5SL | Tel 020 8534 0008

Maidenhead: Proxima, 1 Grenfell Road, SL6 1HN | Tel 01628 334154

Email [hello@obre.co.uk](mailto:hello@obre.co.uk) | [www.obre.co.uk](http://www.obre.co.uk)

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