Windsor

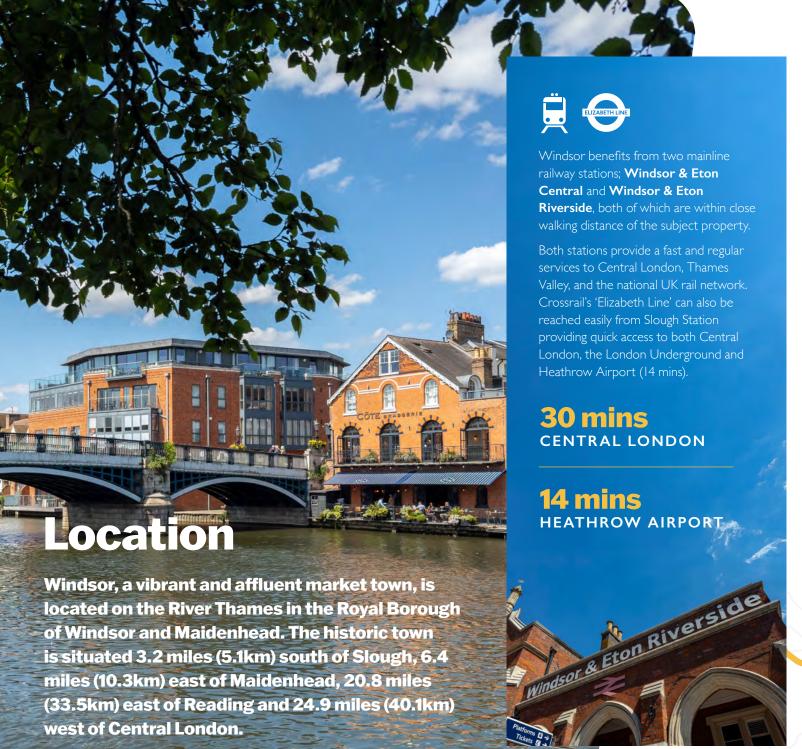
13/14 THAMES STREET, SL4 IPL





PRIME, FREEHOLD, RESTAURANT INVESTMENT OPPORTUNITY WITH VALUABLE, LONG DATED REVERSION









London Heathrow Airport is situated some II.5 miles (I8.5km) to the west of Windsor. Heathrow Airport is one of the world's busiest airports with 5 terminals serving 230 destinations in nearly 90 countries and accommodating over 84 million passengers per year.



Windsor benefits from excellent transport links, being within close proximity of a number of major road networks, including Junction 6 of the M4, some 2 miles (3.2km) north of the town centre, which in turn provides direct access to Junction 15 of the M25.



GUILDFORD

Retailing in Windsor

Windsor is regarded as one of the most affluent and popular retail locations in the UK, with a consumer base of circa 336,000. In 2023, per capita total retail expenditure stood at £7,026, well above the PROMIS average - ranking the centre 16th out of 200 PROMIS centres.







WINDSOR ROYAL

Windsor Royal Shopping
Centre, whose main entrance
is in close proximity to the
subject property, provides circa
267,000 sq ft of open retail and
restaurant floorspace and is
anchored by Waitrose, H&M,
Zara, Mango, and Travelodge.



offering of approximately 630,000 sq ft of retail floor space centred around the pedestrianised Peascod Street where M&S, Boots and Daniel's Department Store are situated.

The town offers a diverse and eclectic range of retailers, restaurants and bars including large national multiples, high end fashion, as well as many boutique and independent retailers.

Demographic Profile

The Windsor & Maidenhead Borough has a core population of circa 155,000 (mid 2022 estimate) which is significantly boosted by tourism.

Over 7.8m people visit Windsor annually with an estimated £623m total expenditure of which **42% of day visitor's expenditure is on retail and 39% on catering**.

Windsor's Royal heritage is a massive draw with Windsor Castle and Frogmore House, the most popular Royal Estate locations in the UK in 2023/24. The site recorded over I.4 million paid visitors between April 2023 and March 2024. **Windsor is particularly affluent** and has a significantly above average proportion of adults of working age categorised with the most affluent AB and CI socio groupings. The catchment currently ranks as 7/200 on the PMA Affluence Indicator.

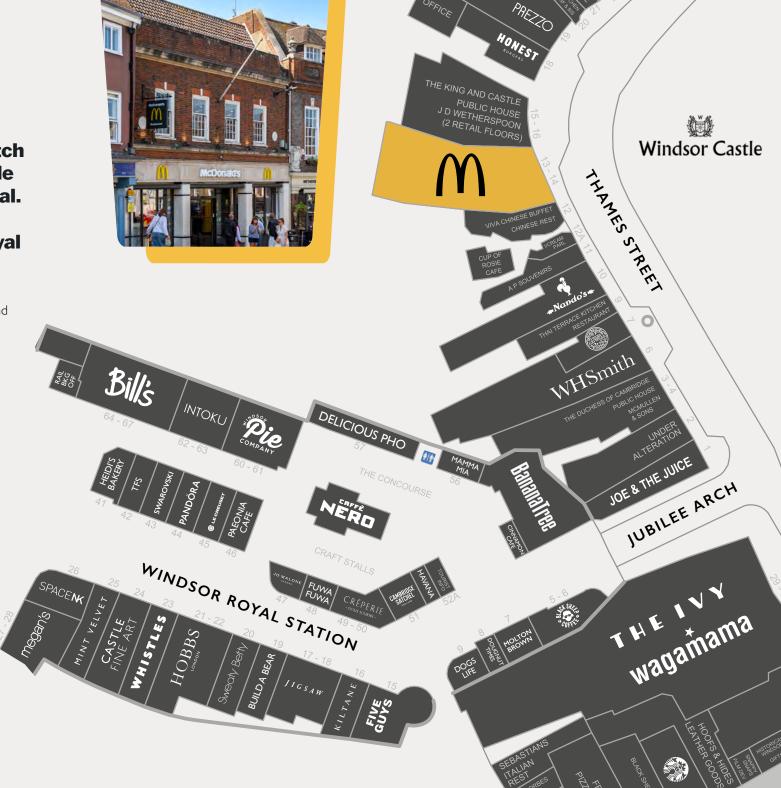


Situation

Thames Street is regarded as Windsor's prime restaurant pitch which overlooks Windsor Castle and is close to the Theatre Royal. The area also benefits from its close proximity to Windsor Royal Shopping Centre.

The street is home to a collection of popular food and beverage operators including, McDonald's (subject property), The Ivy, Wagamama, Pizza Express, Nando's, JD Wetherspoon, Honest Burger, Prezzo, Zizzi and Joe & The Juice.











COVENANT

McDonald's Real Estate LLP (Company No: OC303157)

mcdonalds.com ▶

McDonald's Real Estate LLP's main activity is to acquire, hold, manage and dispose of assets including property and other investments. Turnover comprises intra-group recharges made to McDonald's Restaurants Ltd for its use of the LLP's properties over the normal course of business.









VAT

The property has been elected for VAT.

EPC

The property is Grade II listed and does not require a valid EPC for sale. A letter of exemption is available on request.

AML

In order to comply with antimoney laundering legislation, the preferred purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

PROPOSAL

Offers are invited for the freehold interest, subject to contract and exclusive of VAT.

Windsor

13/14 THAMES STREET, SL4 IPL



Misrepresentations Act:

The agents for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of The agents or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The agents cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The agents (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of The agents, its employees or servants, The agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently. MAY 2025

