

INVESTMENT OPPORTUNITY



TWO FREEHOLD CAR WASH SITES



Overdale Works, Maidenhead Road,
Windor, SL4 5EJ



Wayside Service Station, Oxford Road,
Gerrards Cross, SL9 7BB

£4,250,000

FOR SALE WITH TWO INCOME PRODUCING TENANCIES

OVERDALE WORKS



MAIDENHEAD ROAD, WINDSOR, SL4 5EJ

This freehold investment opportunity occupies a prominent **0.4-acre (17,424 sq ft)** plot, comprising a well-established roadside car wash and automotive service facility.

The property includes a detached office and customer waiting area, tyre repair bays accessed directly from the main forecourt, a drive-through car wash to the rear with an adjoining service and repair bay, and an onsite restaurant complete with a fully fitted kitchen and food preparation area.



Tyre Fitting Bay



Main Workshop



Restaurant

CURRENT LEASE TERM

Annual Rent: £132,000

Original Term: 25 Years

Lease Expiry Date: 23/03/2041

SITE PLAN

0.4 Acres



WAYSIDE SERVICE STATION



OXFORD ROAD, GERRARDS CROSS,
SL9 7BB

Located on the M40, this site spans **0.19-acres**. Currently operating as a car wash, this site comes with a covered forecourt area and customer waiting room with further accommodation above. There is also a drive through workshop area measuring 27 x 16 ft and 2 roller shutter door openings.

This section of the A40 has an average annual daily flow of 11,552 vehicles according to the 2024 gov.uk statistics (count point 78130).



CURRENT LEASE TERM

Annual Rent: £120,000

Original Term: 10 years

Lease Expiry Date: 11/11/2035

SITE PLAN

0.19 acres

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PROPERTY



LOCATION



Wayside Service Station is situated on the A40, this site is located just 1.3 miles from the M40 and 4 miles from the M25 (junction 16).

Overdale Works is prominently situated on Maidenhead Road (A308) in Windsor, providing excellent road connectivity. The property is located approximately 3 miles from the M4 (Junction 6) and 7 miles from the M25 (Junction 13), offering convenient access to the wider motorway network

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