

RETAIL UNIT / OFFICES TO LET



407 Sq.Ft. (37.81 Sq.M.)

75 Victoria Street

Windsor

Berks

SL4 1EH

**RETAIL UNIT SUITABLE FOR A VARIETY OF USES SUCH AS
MEDICAL, LEISURE, OFFICE, RETAIL S.T.P.**

kemptoncarr.co.uk | Windsor office 01753 851251



Location

Conveniently located within the centre of Windsor near the busy Victoria Street car park, opposite Snap Fitness. An ideal location for destination retailers, medical operators and office use (S.T.P.)

Description

The accommodation can be found within the ground floor of a newly renovated building.

Comprising open plan retail space with small rear store and WC. The unit is currently undergoing renovation by the landlord and will be finished to a newly whitewashed state throughout, with new ceilings and recessed LED lighting.

The unit has the benefit of full width and height glazed frontage.

Accommodation

	Sq. Ft.	M ²
Ground floor	407	37.81
TOTAL	407	37.81

Approx net internal area (NIA)

Terms

A new lease is available direct from the landlords on terms to be agreed.

Rent: £17,950 pax plus VAT

The above rents are exclusive of business rates, service charges, insurance and utilities.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: To be re-assessed following conversion of upper floors.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Energy Performance Rating

To be confirmed upon completion of building works.

Viewing and further information

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