

MODERN RETAIL UNIT

Busy Location on Windsor's Premier Shopping Street

TO LET



650 Sq. Ft. (60.4 Sq. M.)

64 Peascod Street

Windsor

SL4 1DE

Suitable for a Variety of Uses (Use Class E)

Ready for Immediate Occupation

kemptoncarr.co.uk | Windsor office 01753 851251



Location

The property is situated in the centre of Windsor in the main pedestrianised shopping street of this world-famous town. The property is close to a large number of shops, restaurants and pubs and is prominently located between the affluent local residential area, off St Leonard's Road, and the tourist popular area that is centred on Windsor Castle, resulting in a strong footfall throughout the day.

Within a few minutes' walk from the property there are two railway stations that provide services to Central London and Heathrow.

Description

The property has been recently modernised to provide open plan retail/showroom floor-space that has an overall depth of approximately 15 metres and benefits from a fully fitted staff area and two WC's, including one that is disabled compliant.

Accommodation

Shop Frontage	4.2 metres	
Built Depth	15.5 metres	
Retail Area	51.1 sq.m	550 sq.ft
Staff Room/Kitchen	8.6 sq.m	93 sq.ft
2 x Toilets		

Approx net internal area (NIA)

Energy Performance Rating

D-97

Terms

Rental £30,000 per annum

The above rent is exclusive of business rates, service charges, insurance and utility charges and will be subject to VAT, where applicable.

The property is offered on a new full repairing and insuring lease for a term in excess of 3 years.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead.

Rateable Value: £26,500

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The Landlords reserve the right to charge VAT.

Key Features:

- Situated on Windsor's premier shopping street
- Modern shop front
- Modern internal fittings including ceiling mounted air-conditioning and suspended ceiling
- LED ceiling lighting
- Tiled floor
- Large staff room/kitchen
- Customer and staff WCs
- Suitable for retail, café, restaurant and other uses within Class E

Viewing and further information



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