RETAIL UNIT TO LET

Suitable for a variety of uses S.T.P.
715 Sq.Ft. (66.0 Sq.M.)

91 St Leonards Road
Windsor
SL4 3BZ

Location

The premises are situated in the business retail commercial area close to the centre of Windsor with convenient access to the M4 motorway (5 minute's driving distance). The property is situated close to the Windsor Arts Centre and within a short walking distance of Windsor East Berkshire College.

Description

The property comprises of ground floor retail premises fitted out to a high standard with attractive shop front providing good clear retail space plus kitchen, WC and ancillary storage area.

Accommodation

	Sq. Ft.	M2
Retail area	609	56.59
Store	81	7.52
Kitchen	25	2.32
TOTAL	**715**	**66.44**

Approx net internal area (NIA)

RENT

£21,500 per annum exclusive

A new Effective Full Repairing & Insuring lease to be negotiated on terms to be agreed.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £15,250.00

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 property is not elected to pay VAT.

Amenities

- Good natural light
- Suitable for a variety of uses S.T.P.
- Kitchen facilities
- WC facilities

Energy Performance Rating

B (50)

Viewing and further information

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