



WINDSOR ROYAL

SINCE 1897

# STATION SHOPPING RESTAURANT TO LET *Unit 60-61*



## LOCATION

Windsor Royal Station is situated opposite Windsor Castle, which benefits from over 8.5m tourist visits per annum and Windsor has one of the most affluent catchments in the UK.

The corner unit is located within the concourse, and forms part of the primary F&B pitch within the town, attracting both tourists and locals to extend their shopping stays. Tenants include; **Bills, Five Guys, Banana Tree, Intoku, Cinnamon Café** and **All Bar One**.

The centre is home to aspirational retailers including; **Le Creuset, Hobbs, Jigsaw, Space NK, Jo Malone, Sweaty Betty** and **Mint Velvet**.

## ACCOMMODATION

Approximate dimensions and net internal areas:-

Gross Frontage	16.95 m	55 ft 7 in
Net Frontage	14.59 m	47 ft 10 in
Shop Depth	16.07 m	52 ft 9 in
Shop Width	13.67 m	44 ft 10 in
Ground Floor	160.50 m <sup>2</sup>	1,727 sq ft
External Seating	24.73 m <sup>2</sup>	266 sq ft

## LEASE TERMS

The property is available for a term to be agreed.

## RENT

£75,000 pax.

## SERVICE CHARGE

The approximate annual service charge is £31,380.

## BUSINESS RATES

We are advised by the Local Authority that the premises are assessed as follows:-

Rateable Value: £65,000

UBR (2025/26) 55.5p

Interested parties are advised to contact the Royal Borough of Windsor & Maidenhead Council on 01628 798 888.

## ENERGY PERFORMANCE CERTIFICATE

Band D. Report available on request.

## LEGAL COSTS

Each party to be responsible for their own costs.

## POSTCODE

SL4 1PJ

Subject to Contract & Vacant Possession February 2025





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 Available unit

For further information on leasing opportunities please contact the agents.

**GCW.**

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