WINDSOR ROYAL

SINCE 1897

STATION SHOPPING

RESTAURANT TO LET

Unit 57



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 unit is situated in the covered Concourse, which is the main F&B pitch, opposite **Caffè Nero**. Other F&B retailers include; **Bills**, **Five Guys**, **Banana Tree**, **Cattle Grid**, **The Windsor Pie Company**, **Cinnamon Café** and **All Bar One**.

Nearby aspirational retailers include; **Hobbs**, **Whistles**, **Phase Eight**, **Jigsaw**, **Space NK**, **Jo Malone**, **Sweaty Betty** and **Mint Velvet**.

ACCOMMODATION

Approximate dimensions and net internal areas:-

Gross Frontage	25.95 m	85 ft 2 in
Net Frontage	25.95 m	85 ft 2 in
Shop Depth	12.13 m	39 ft 10 in
Shop Width	18.08 m	59 ft 4 in
Ground Floor	**195.65 m²**	**2,106 sq ft**
Basement	**50.91 m²**	**548 sq ft**
Sub Basement	**45.98 m²**	**495 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 £57,755.

BUSINESS RATES

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

Rateable Value: £58,000
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 1TF

Subject to Contract & Vacant Possession February 2025



For further information on leasing opportunities please contact the agents.

GCW.

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