WINDSOR ROYAL
SINCE 1897

STATION SHOPPING
SHOP TO LET
Unit 48

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 main mall, with nearby aspirational retailers including; **Hobbs**, **Whistles**, **Phase Eight**, **Jigsaw**, **Space NK**, **Jo Malone**, **Sweaty Betty** and **Mint Velvet**.

The centre is also the primary F&B pitch within the town, leading many tourists and locals to extend their shopping stay, with tenants including; **Bills**, **Five Guys**, **Banana Tree**, **Cattle Grid**, **The Windsor Pie Company**, **Delicious Pho**, **Cinnamon Café** and **All Bar One**.

ACCOMMODATION
Approximate dimensions and net internal areas:-

Gross Frontage	6.07 m	22 ft 0 in
Net Frontage	3.48 m	11 ft 5 in
Shop Depth	5.11 m	16 ft 9 in
Shop Width	6.17 m	20 ft 3 in
Ground Floor	**30.07 m²**	**330 sq ft**
External Seating if required	**52.03 m²**	**563 sq ft**

LEASE TERMS
The property is available for a term to be agreed.

RENT
£40,000 pax.

SERVICE CHARGE
The approximate annual service charge is £4,913. If external seating is required, there will be additional annual service charge payable of approximately £8,583.

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

Rateable Value: £17,750
UBR (2025/26) 49.9p

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

ENERGY PERFORMANCE CERTIFICATE
Band C. Report available on request.

LEGAL COSTS
Each party to be responsible for their own costs.

POSTCODE
SL4 1PJ

Subject to Contract & Vacant Possession May 2025

For further information on leasing opportunities please contact the agents.

GCW.

Nick Warr
07803 051205
nick.warr@gcw.co.uk

Jack Suiter
07538 534553
jack.suiter@gcw.co.uk

green&partners

Adam Bindman
07825 442413
adam.bindman@greenpartners.co.uk

Matt Beardall
07912 746923
matt.beardall@greenpartners.co.uk

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