

# SHOP TO LET

## WINDSOR

### UNIT B, 29/30 PEASCOD STREET



#### Description

The subject property occupies a prime location in the heart of Windsor and is located on the pedestrianised Peascod Street. Key retailers on Peascod Street include **Marks & Spencer**, **Daniels Department Store** and **Boots** and the property is in the immediate vicinity of **River Island**, **Gap**, **Crew Clothing** and **Superdry**.

Windsor's retail offer is supported by Windsor Yards (**H&M**, **Zara** and **TopShop**) and the upmarket offering of Windsor Royal Station.

The property benefits from the estimated 7 million tourist visitors to Windsor every year and is approximately 2 minutes walk from Windsor Castle.

Please refer to the attached copy of the street traders plan for further details.

#### Accommodation

The premises are arranged on ground and basement floors and provide the following approximate areas:

<b>Ground Floor</b>	1,743 sq. ft.	(161.92 sq. m)
<b>Basement Ancillary</b>	858 sq. ft.	(79.71 sq. m)
(Trap Door Access)		

#### Lease

The property is available on a new 10 year effectively full repairing and insuring lease subject to an upwards only rent review at the end of year 5.

#### Rent

# £110,000

per annum exclusive.

#### Service Charge

The current service charge for the financial year is approximately £5,000 per annum.

#### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£84,500
<b>UBR (20/21)</b>	0.512p

All parties are to be advised to make their own enquires to the relevant authority.

#### EPC

An EPC has been commissioned. A full report is available upon request.

#### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

#### Timing

The property is available subject to vacant possession.

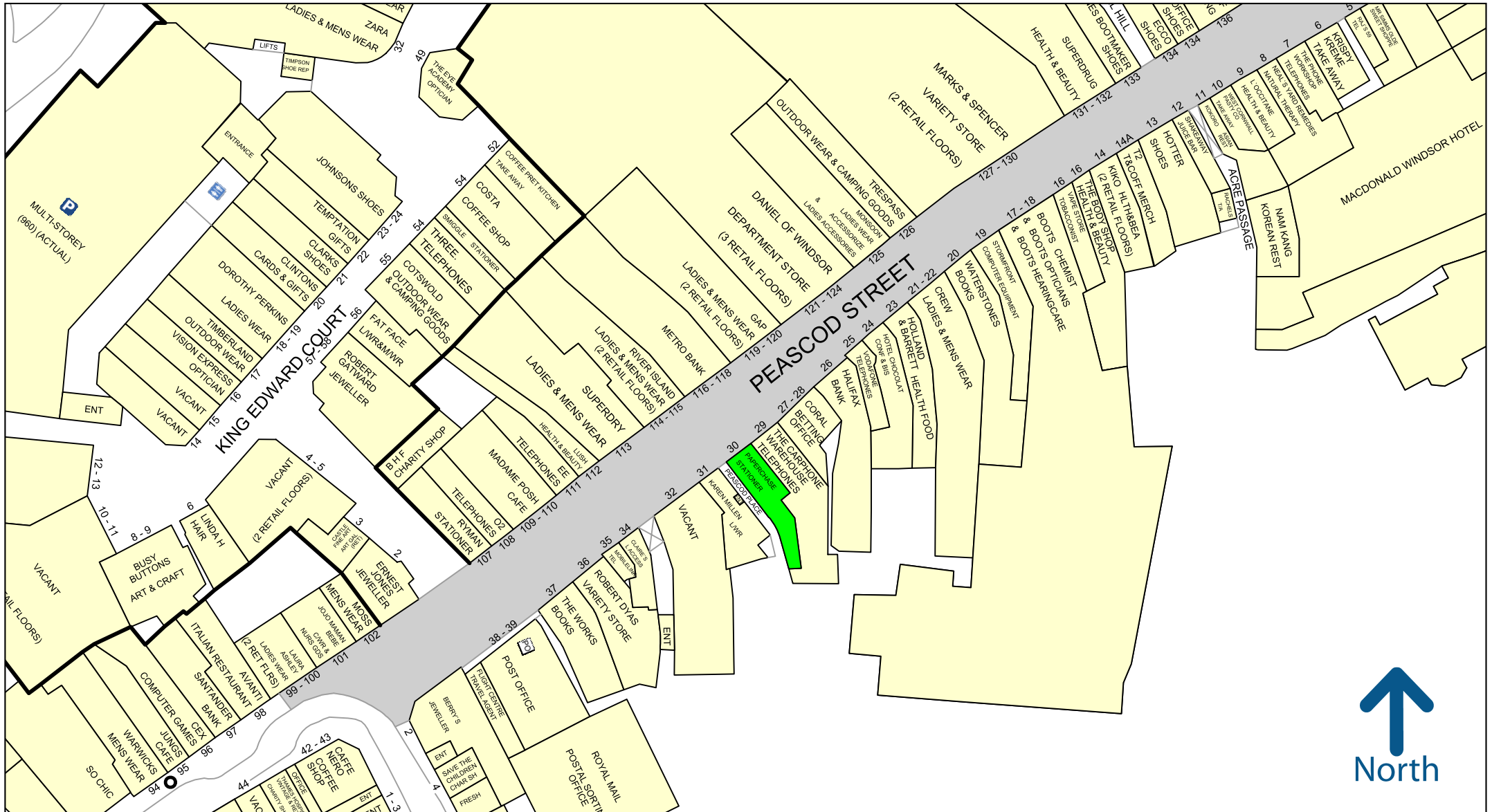
#### Viewing

Viewing is strictly by appointment through sole agents, **Green & Partners**, contacting:

**Adam Bindman** 020 7659 4822  
adam.bindman@greenpartners.co.uk

**Harry Silcock** 020 7659 4839  
harry.silcock@greenpartners.co.uk

*Subject to Contract*



Experian Goad Plan Created: 11/04/2019  
Created By: Green and Partners

50 metres

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