

SHOP TO LET

WINDSOR

UNIT A

29/30 PEASCOD STREET



SUBJECT TO VACANT POSSESSION

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**. 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 **Waitrose**) and the upmarket offering of Windsor Royal Station.

Windsor benefits from an estimated 7 million tourist visitors annually and the property 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:

Ground Floor Sales	1,121 sq. ft.	(104.14 sq. m)
Basement Ancillary	627 sq. ft.	(58.25 sq. m)
Vault Ancillary	45 sq. ft.	(4.18 sq. m)

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

Upon application.

Service Charge

Full details on request.

Business Rates

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

Rateable Value	£68,500
UBR (20/21)	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.

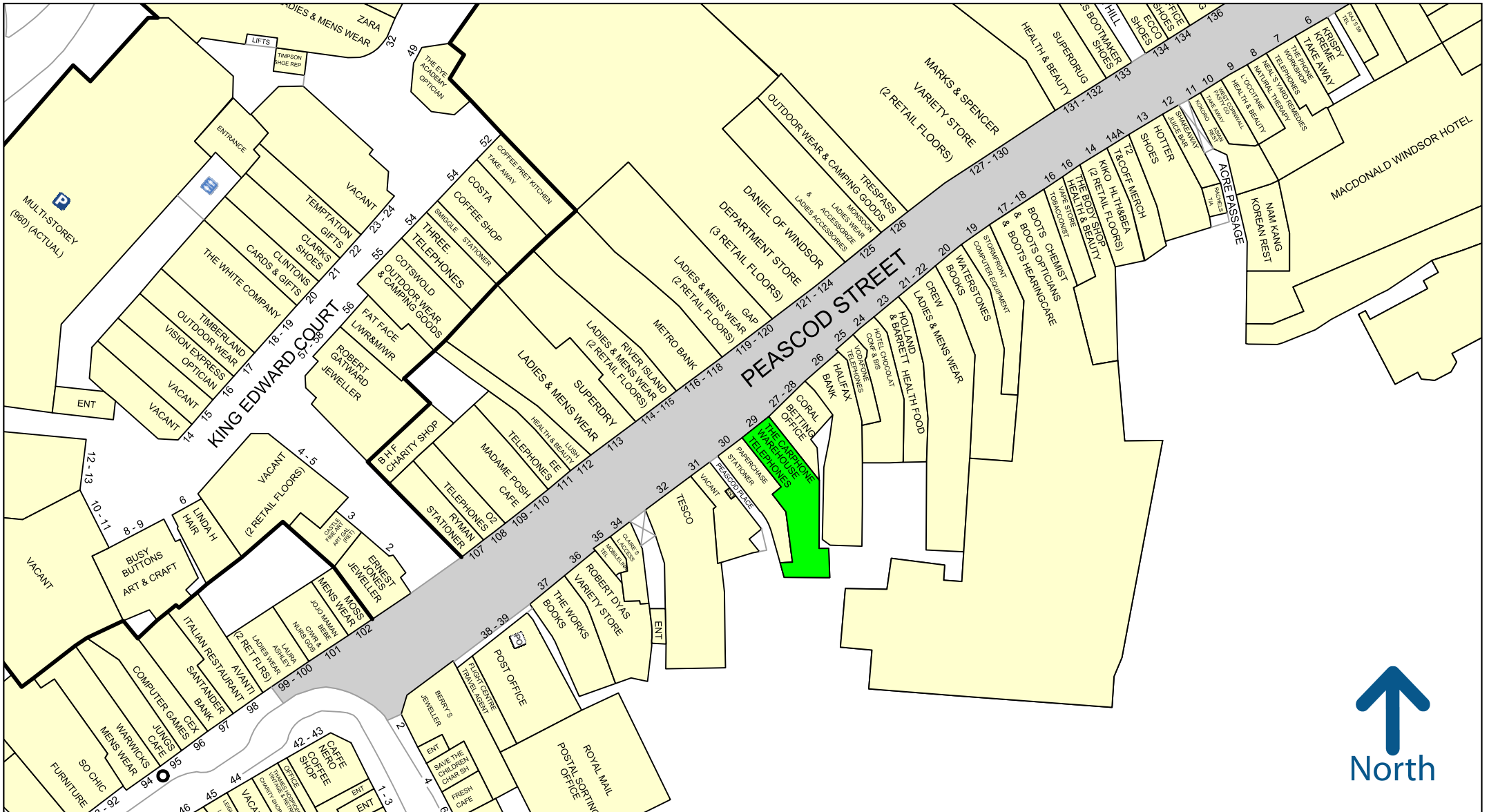
Viewing

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: 20/07/2020
Created By: Green and Partners

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