

SHOP TO LET

WINDSOR

10/11 CASTLE STREET

SUBJECT TO VACANT POSSESSION



Description

The premises are located in Windsor and benefit not only from the affluent resident and professional population but also from the high level of tourist footfall due to attractions including Windsor Castle, Frogmore House and Eton College.

The premises provide a unique opportunity to trade adjacent to Windsor Castle being directly opposite the primary exit and close to the main entrance for visitors. The Premises are arranged on Ground, Basement, First and Second Floors. Both town centre stations are in close proximity, with Windsor Royals and Windsor Yard Shopping Centres within a two minute walk.

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	1,474 sq. ft.	(136.93sq. m)
First Floor Sales	1,214 sq. ft.	(112.78 sq. m)
First Floor Ancillary	212 sq. ft.	(19.69 sq. m)
Second Floor Ancillary	852 sq. ft.	(79.15 sq. m)
Basement Ancillary	869 sq. ft.	(80.73 sq. m)

Sublet property to the rear:

Ground Only	265 sq. ft.	(24.62 sq. m.)
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Lease

Property is available subject to vacant possession on a new lease for a term to be agreed.

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	£111,000
UBR (20/21)	0.512p

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

EPC

A full EPC is available on request.

Legal Costs

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

Timing

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: 19/10/2020
Created By: Green and Partners