
Prime Retail Opportunity
**Christopher
Thomas**

112 Peascod Street, Windsor, SL4 1DN

A prime shop in Peascod Street Windsor opposite Robert Dyas, next to Superdry and River Island. Available on a new lease.

Available Size	1,568 sq ft / 145.67 sq m
Rent	£70,000 per annum quoting rent
Rates Payable	£4,082 per annum based on £16342.25 payable, subject to Business Rates Relief. Interested parties must verify with the local authority.
Rateable Value	£32,750
EPC Rating	C (72)

KEY POINTS

- Prime town centre unit
- Excellent footfall
- New lease
- Fully glazed frontage

Location

This prime shop is situated in the popular Peascod Street nearby The Post Office and close to one of the town's core central pedestrianised junctions with Windsor Yards / King Edward Court.

Adjoining retailers include Superdry, River Island and immediately opposite, Tesco and Robert Dyas. Major multiple tenants closeby include M&S, Boots, Hotel Chocolat and Daniel Department Store.

Description

Excellent ground floor retail premises with a fully glazed frontage and lighting throughout. The shop includes a rear store and staff kitchen and rear loading.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Zone A	217	20.16	Available
Ground - Zone B	211	19.60	Available
Ground - Zone C	296	27.50	Available
Ground - Zone D	290	26.94	Available
Ground - Remainder, store and kitchen	554	51.47	Available
Total	1,568	145.67	

Terms

A new lease is available at a rent of £70,000 p.a.x. subject to contract and financial status.

Viewings

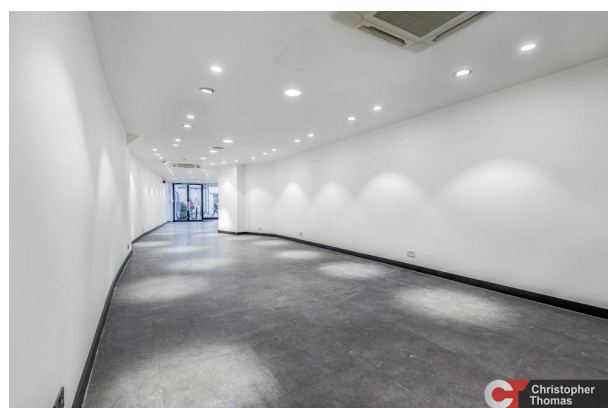
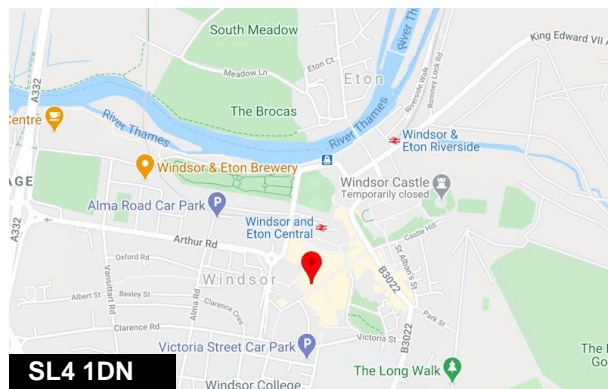
By prior appointment via the letting agent, contact Christopher Thomas 01753 839390 email ct@chthomas.com

Business Rates

This retail property may qualify for the expanded retail discount of 75%. Interested parties should make their own enquiries.

Video

- Video - <https://youtu.be/E608aNFgEms>



Viewing & Further Information

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