



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.

See attached street traders plan.

ACCOMMODATION

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

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

£110,000

per annum exclusive.

SERVICE CHARGE

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

BUSINESS RATES

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

Rateable Value:	£84,500
Rates Payable (19/20):	£42,588

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

EPC

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
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Subject to Contract

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