

TO LET

89 ST LEONARDS ROAD

WINDSOR, BERKSHIRE, SL4 3BZ

**PROMINENT CLASS E
COMMERCIAL PREMISES**



693 SQ FT
(64.3 SQ M)
APPROX.



CLASS E
USE



NEW
FRI LEASE



FLEXIBLE
TERMS
AVAILABLE



ON-STREET
PARKING
NEARBY



PRIME
WINDSOR
LOCATION

LOCATION & DESCRIPTION

Situated on the highly sought-after St Leonards Road in Windsor, this well-presented commercial premises occupies a prominent trading position within an established parade of local businesses.

The surrounding area benefits from a strong mix of independent retailers, cafés, restaurants, professional services and residential occupiers, creating excellent footfall and customer exposure throughout the year.

The premises are currently fitted as a beauty and aesthetics clinic but benefit from flexible Class E planning consent, making the property suitable for a variety of occupiers.

The accommodation provides a modern reception area, treatment rooms, ancillary accommodation and staff facilities.

TERMS

RENT

£28,000 per annum exclusive.

LEASE

Available on a new Full Repairing and Insuring Lease (FRI Lease).

Flexible lease terms available subject to covenant strength and agreement.

ASKING RENT

£28,000
PER ANNUM EXCLUSIVE

SUITABLE FOR MULTIPLE USES

- Retail Store
- Professional Services
- Beauty Salon
- Office Use
- Hairdresser
- Wellness Clinic
- Medical / Aesthetics
- Café / Coffee Shop (STP)

ACCOMMODATION SCHEDULE

DESCRIPTION	AREA (SQ FT)
Ground Floor Commercial Premises	693
TOTAL APPROXIMATE AREA	693

(64.3 sq m approx.)



VAT
We are advised that VAT is not applicable to the rent.



PLANNING
We believe the current permitted use to be Use Class E which includes uses such as retail, professional services, café, health clinics, indoor recreation/ sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.



VIEWING
Strictly by appointment through Apex Real Estate.



EPC
EPC available upon request.



CODE FOR LEASING BUSINESS PREMISES
Prospective tenants are advised to obtain professional advice from a solicitor or surveyor before entering into a lease agreement.



BUSINESS RATES
Interested parties should make their own enquiries with the Local Authority regarding Business Rates liability and any available reliefs.

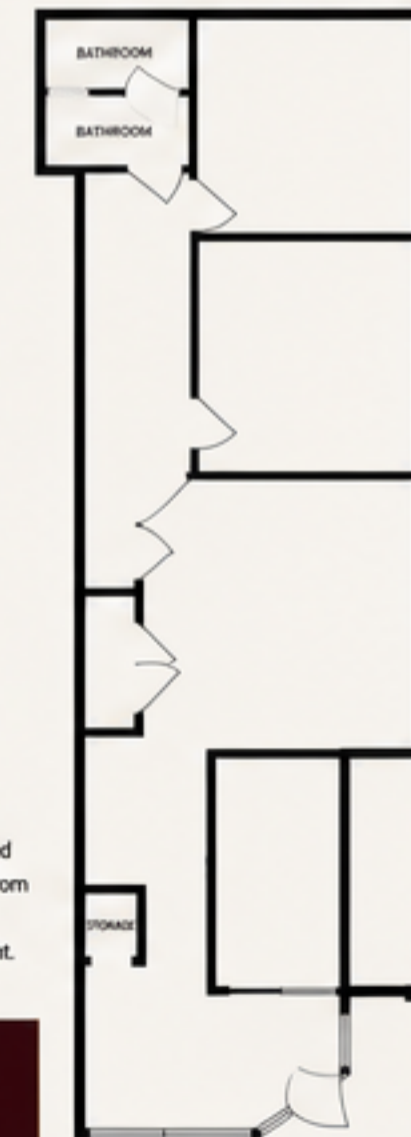


ANTI-MONEY LAUNDERING REGULATIONS
In accordance with Anti-Money Laundering Regulations, prospective tenants will be required to provide proof of identity and address prior to completion of any transaction.



CODE FOR LEASING BUSINESS PREMISES
Prospective tenants are advised to obtain professional advice from a solicitor or surveyor before entering into a lease agreement.

FLOOR PLAN



GROUND FLOOR
693 sq.ft.
(64.3 sq.m.)
approx.



WINDSOR



DAVLEEN GROVER
07356 232 908



OFFICE
01753 336 444



EMAIL
sales@apexrealestate.co.uk



WEBSITE
apexrealestate.co.uk



Apex Real Estate gives notice that these particulars are set out as a general outline only for guidance and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending occupiers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Apex Real Estate does not accept any responsibility for any misrepresentation or any other matters contained within these particulars.