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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Retail



15 High Street, Windsor, Berkshire SL4 1LD

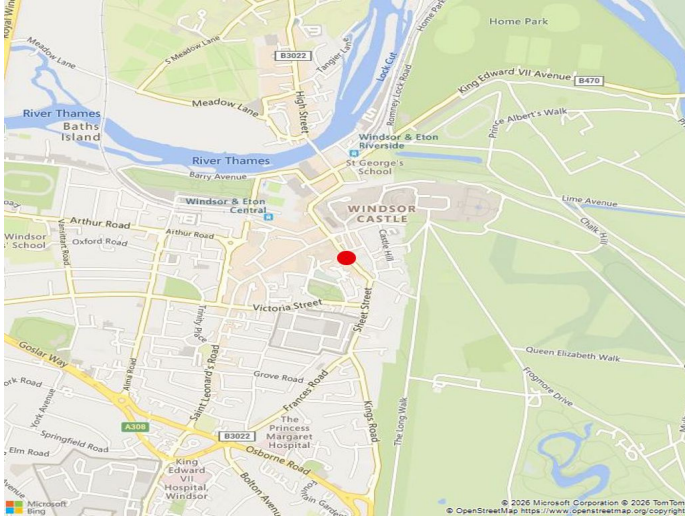
1,100 sq ft (102.19 sq m)

£49,000 per annum

SIMMONS & SONS

www.simmonsandsons.com

Location



Located on the busy secondary High Street opposite the Guildhall and within a 2 minute walk of Windsor Castle. Windsor has an established commercial centre with excellent retail and leisure facilities. Other nearby occupiers include TK Max, The Castle Hotel and Trailfinders. Windsor also has two mainline train stations offering services to London Paddington and Waterloo.

Description

15 High Street is a prominent ground floor double-fronted retail unit just a 2 minute walk from and in sight of Windsor Castle. The unit offers an excellent large window frontage with open-plan retail space, suspended ceiling, rear stock/office area plus kitchen and wc facilities.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	1,100	102.19
Total Area	1,100	102.19

EPC

The EPC rating for this property is C.

VAT

VAT is applicable.

Legal Costs

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

Terms

Available on a new lease direct with the landlords on a term to be agreed.

Business Rates

Rateable Value : £44,750

Rates Payable : £19,332

Interested parties should make their own enquiries directly with Royal Borough of Windsor & Maidenhead.

Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office

Tel: 01491 571111

Email: commercial@simmonsandsons.com

Code for Leasing Business Premises

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: [RICS](http://RICS.org)

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants 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; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

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