

# 31

## PEASCOD STREET | WINDSOR | SL4

### Location

Located in the desirable historic town of Windsor, the subject property is prominently situated on Peascod Street. Peascod Street is the primary retail street in Windsor and the subject property is positioned in a prime position on the pedestrianised street.

Nearby occupiers include **Paperchase, River Island, Superdry, Robert Dyas, Moss Bros** and **Hotel Chocolat**.

### Accommodation

The property is arranged over ground floor and basement, providing the following approximate gross internal floor area:

Ground Floor Area	760 sq ft	70.60 sq m
Basement Area	390 sq ft	36.23 sq m
<b>Total</b>	<b>1,150 sq ft</b>	<b>106.83 sq m</b>

### Term

The property is available by way of a new full repairing and insuring lease with 5 yearly rent reviews.

### Rent

Further details on request.

### Rates

Interested parties are advised to make their own enquires.



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RETAIL

## EPC

Certificate available on request.

## Legal

Each party is responsible for its own legal costs incurred in this transaction.

## Viewing

For further information, please contact :

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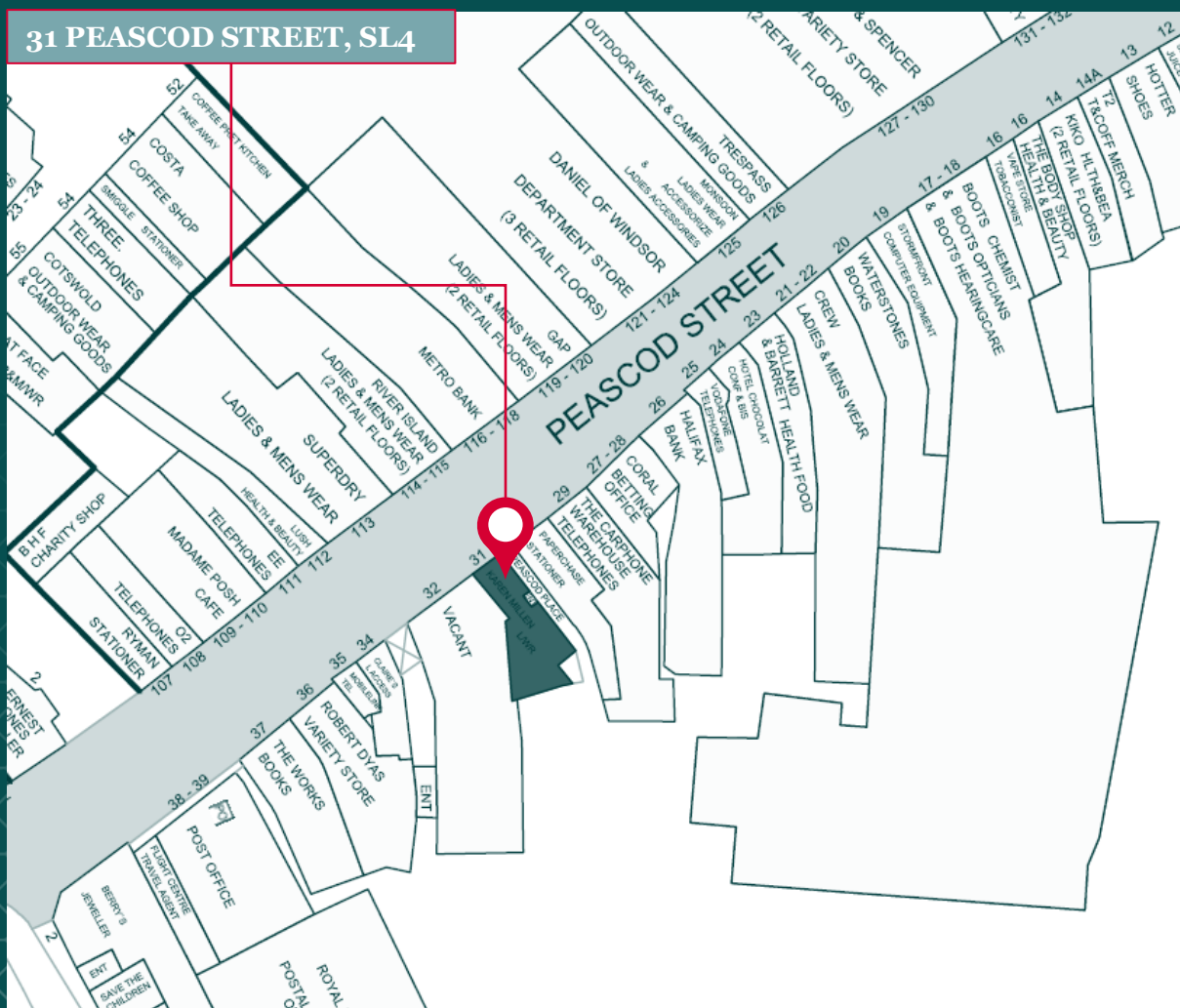
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## SUBJECT TO CONTRACT

Or through our joint agents:

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