



PRIME RETAIL / LEISURE UNIT TO LET

17-18 Peascod Street
Windsor
SL4 1DU

- Ranked in the UK's top 10 most affluent catchments
- Very strong tourist destination attracting 7.8m day visitors annually
- Prominent 30ft wide frontage on pedestrianised Peascod Street



Location

Windsor is an historic town in the Royal Borough of Windsor & Maidenhead with a catchment population of over 300,000. The town is ranked in the UK's top 10 most affluent catchments. With Windsor Castle & Eton College, it's also a popular tourist destination attracting 7.8m day visitors annually.

The subject premises are situated in a 100% prime location on pedestrianised Peascod Street, close to national occupiers M&S, Boots, Crew Clothing, Kiko & Franco Manca.

Accommodation

The subject property forms part of a proposed hotel development, accessed from Mellor Walk at the rear.

The retail unit has a frontage of approximately 9m (30ft) to Peascod Street and will provide the following approximate gross internal floor areas:

FLOOR	SQ FT	SQ M
Ground Floor Sales	4,971	461.8
Ground Floor Ancillary	1,061	98.6
First Floor Ancillary	1,407	130.7
TOTAL	7,439	691.1

Specification

The premises will be refurbished and handed over in a shell condition with capped off services.

Terms

The unit is available on a new full repairing and insuring lease for a term of years to be agreed.

The lease will be contracted inside the Landlord & Tenant Act 1954 and subject to five yearly upwards only rent reviews.

Rent

£175,000 per annum exclusive.

Planning

The premises are suitable for a variety of uses under Class E of the Use Classes Order 2020, including retail, financial & professional services, cafe & restaurant, gym, medical and nursery uses.

Interested parties are advised to make their own enquiries of the Local Planning Authority.

Rating Assessment

The premises will be assessed for rating purposes upon completion of the landlord's works.

Interested parties are advised to make their own enquiries of the Local Billing Authority.

VAT

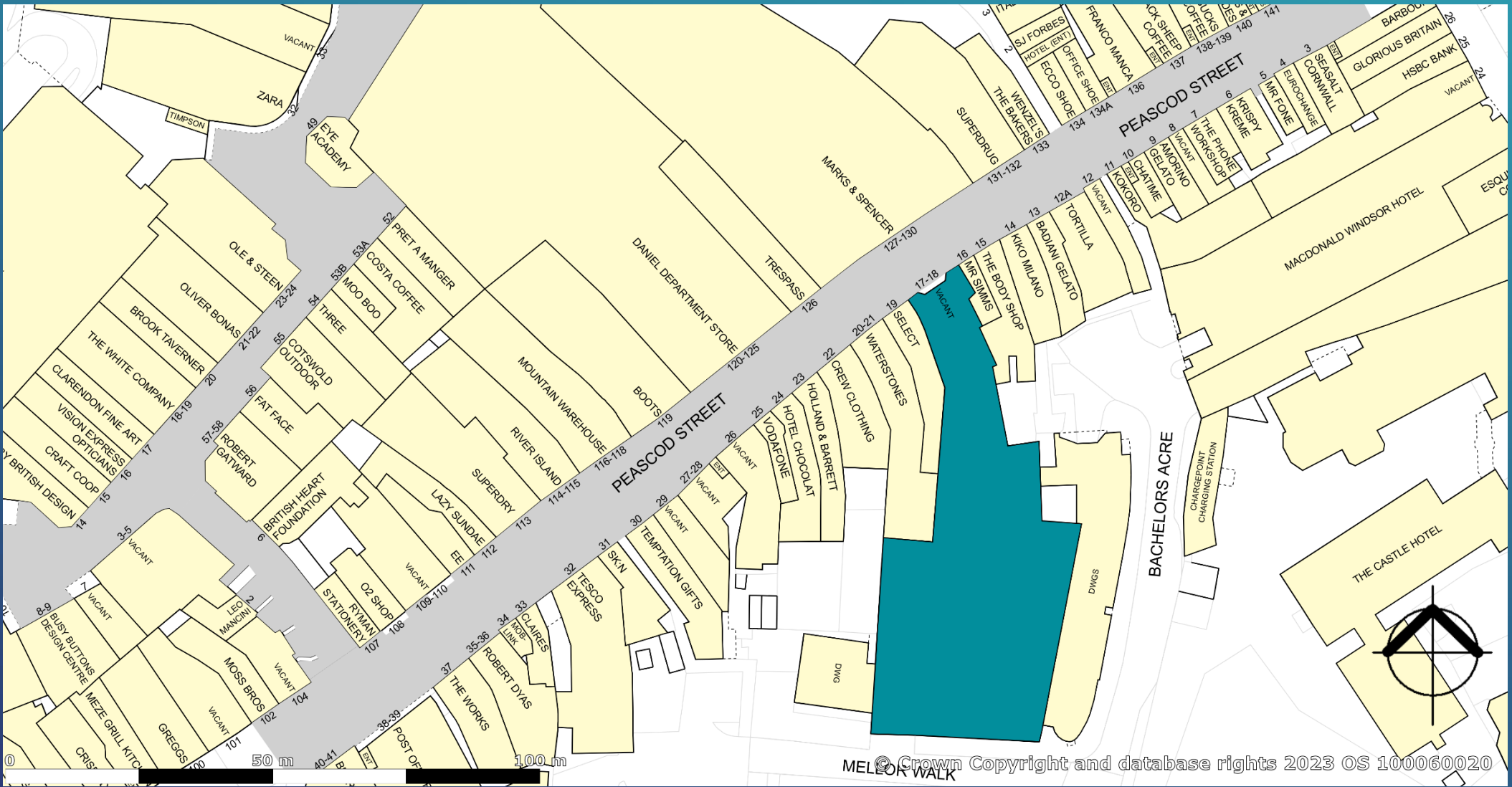
All figures quoted are exclusive of VAT.

Costs

Each party to be responsible for their own costs incurred in the transaction.

EPC

The premises will be assessed post completion of the landlord's works.





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www.arcretail.co.uk

Further Information

For further information or to arrange an inspection please contact:

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07736 010220

Alternatively contact our joint agent Andy Criss at Jackson Criss - 0207 637 7100

Important Notice:

ARC Retail gives notice that (i) The particulars are set out as a general outline only for the intended guidance of intended purchasers or lessees, and do not constitute any part of an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for uses and occupation, and other details are given without responsibility and 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 ARC Retail has any authority to make any representation or warranty whatever in relation to this property.