

Central with parking



## 12 High Street, Windsor, SL4 1LT

A well known town centre building, being the former Nat West Banking Hall suited to a variety of uses together with on site parking

<b>Available Size</b>	1,485 sq ft / 137.96 sq m
<b>Rent</b>	£55,000 per annum
<b>Rates Payable</b>	£25,000 per annum approx less any current rates relief which may be up to 75%. Interested parties must verify with the local authority, RWBM
<b>EPC Rating</b>	C (72)

### KEY POINTS

- Character Grade Listed premises, built in the 1920's
- Available with on site parking, under licence
- Situated in the middle of the High Street next to the bus stop
- For sale or To let

## Location

The property is situated in Windsor town centre which provides attractive shopping with an historic High Street. The subject property is in the Windsor Conservation Area and is Grade II listed. No 12 is in the middle of the High Street, between Hardings Estate Agents, The Long Walk Grill and the High Street bus stop. Other nearby tenants include Chancellors Estates Agents, The Castle Hotel, TK Maxx and Savills. The property overlooks St John's Parish Church, near to The Guildhall.



## Description

A former banking hall with a character and Grade Listed facade with double doors leading to an open plan retail / leisure/ office space with above average ceiling height. There is a large basement which formerly housed the banks vaults. Rear parking is provided if required by separate licence.



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Former Banking Hall	1,485	137.96	Available
<b>Total</b>	<b>1,485</b>	<b>137.96</b>	



## Terms

A new lease is available by negotiation. Parking available by separate licence and licence fee. Alternatively the virtual freehold is available at a price of £695,000 (plus VAT) to include 2 parking spaces.

## Viewing & Further Information

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