



To Let

27 Peascod Street, Windsor, SL4 1LU

- Ground and first floors
- Centrally located in Windsor's high street
- Class E use
- Grade II Listed
- Neighbouring retailers include Daniels, Crew, Itsu, M&S and Boots Pharmacy

Ground Floor Retail Sales	796 sq ft
First Floor Studio	763 sq ft
TOTAL	1,559 sq ft
ITZA	635 units
Minimum floor to ceiling	2.1m
Max. floor to ceiling	2.44m
Rent	£75,000 p.a. exclusive
Service charge	N/A (FRI lease)
Buildings Insurance	TBC
Rates Payable	£30,862 p.a. (Est)

For more information please contact Hicks Baker

T: 0118 959 6144 E: retail@hicksbaker.co.uk W: hicksbaker.co.uk



USE	Class E
TENURE	Leasehold
TERM	A new lease is available direct from the landlord on Full Repairing and Insuring basis, terms to be agreed.
RATEABLE VALUE	GF: £62,000 FF - £11,000. 2026 List.
EPC	B Expires 1st February 2031
VAT	The property is elected for VAT.

Richard Duncan

Retail and Leisure

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Transaction



Management



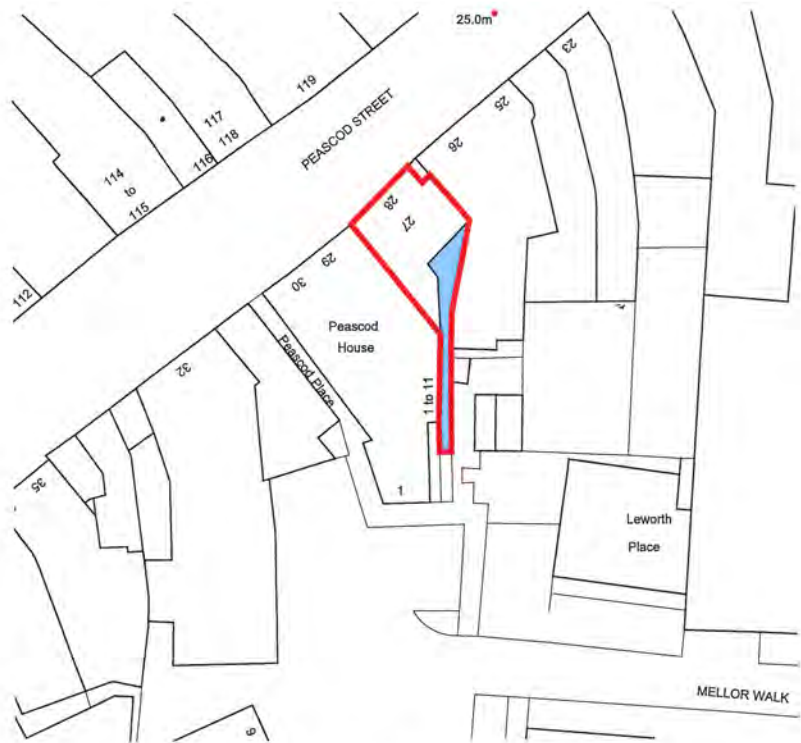
Advice

Lease code

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 here](#).

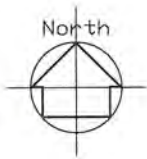
Misrepresentations Act 1967

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Site Plan 1:500



Ground Floor Plan 1:100



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REV	DATE	DESCRIPTION	DRAWN	CHECKED
FOR COMMENT				



harding rose architects

CLIENT Cromwell Holdings Ltd

PROJECT 27 Peascod Street, Windsor, SL4 1DU

TITLE Ground Floor - Lease Plan

SCALE	DATE	PROJECT NO.	
1:100 @A3	28.05.25	25.1196	LP.01
DRAWN			
NJR			

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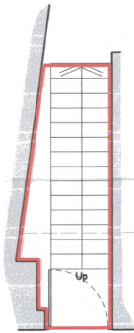


SITE LOCATION PLAN (Scale 1:1250)

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0 10 50m

Scale Bar @ 1:1250



GROUND FLOOR PLAN (1:50)



FIRST FLOOR PLAN (1:50)



Scale Bar @ 1:50

CORAL
 One Stratford Place, Mantfichet Road, London, E20 1E7

GENERAL NOTES

DO NOT SCALE FROM THIS DRAWING, ALL DIMENSIONS TO BE CHECKED ON SITE.

Rev	Amendment	Date

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Project Name & Address:
**27a Peasod Street,
 Windsor,
 Berks. SL4 1DU**

Title:
**Land Registry Plan
 for First Floor**

Drawn by: RRDS Ltd
 Date: September 2016
 Scale: 1:50 @ A2
 Drawing No: COR541/02/L01

