



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
Buildings Insurance	TBC
Rates Payable - before any discounts	£35,040 p.a.

For more information please contact Hicks Baker

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



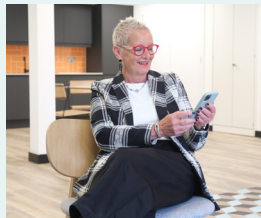
USE	Class E
TENURE	Leasehold
TERM	A new FRI lease is available direct from the landlord on Full Repairing and Insuring basis, terms to be agreed.
RATEABLE VALUE	GF: £62,000 FF - £11,000. 2026 List.
EPC	B Expires 1st February 2031
VAT	The property is elected for VAT.

Fiona Brownfoot

Retail and Leisure

E: f.brownfoot@hicksbaker.co.uk

T: +44 (0) 118 959 6144 Option 1



Date of publication: July 2025



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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All dimensions are in millimetres unless noted otherwise.

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

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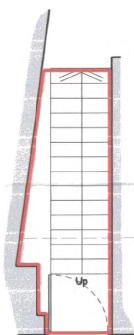
SITE LOCATION PLAN (Scale 1:1250)

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0 10 50m



Scale Bar @ 1:1250



GROUND FLOOR PLAN (1:50)



FIRST FLOOR PLAN (1:50)

0 0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0



Scale Bar @ 1:50

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

GENERAL NOTES

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

Rev	Amendment	Date

RRDS Ltd.
Studio 1, 1st Floor The Ffurnem,
High Street, Corfe, Newport NP18 1AG
Email: design@rrds.net
Telephone: 01873 888665 Fax: 01873 888343

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

