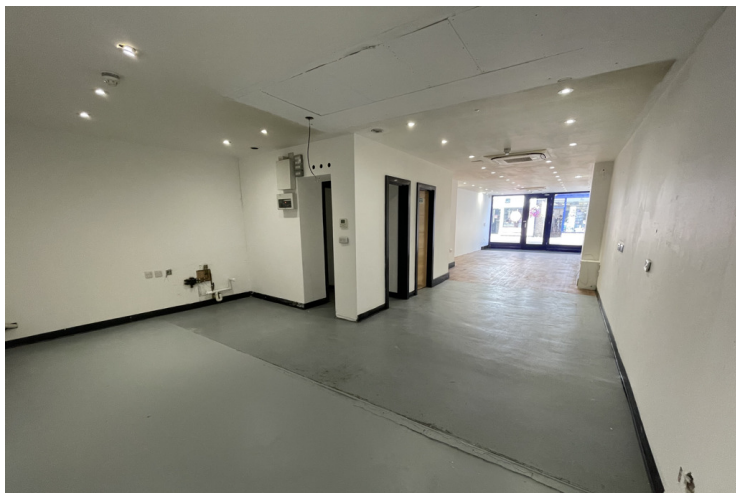


TO LET

650 Sq.Ft. (60.38 Sq.M.)



64 Peascod Street, Windsor, Berkshire, SL4 1DE

TOWN CENTRE RETAIL UNIT

- Prominent Position
- Close To Train Station
- Full Width & Height Glazed Frontage
- New Lease Direct from Landlord



Windsor
01753 851251

64 PEASCOD STREET, WINDSOR, BERKSHIRE, SL4 1DE

Location

The property is situated in the centre of Windsor within the main pedestrianised shopping street of this famous town.

The property is close to a large number of shops, restaurants and pubs and is prominently located between the affluent local residential area, off St Leonard's Road, and Windsor Castle, resulting in a strong footfall.

Within a few minutes' walk from the property there are two railway stations that provide services to Central London and Heathrow.

Description

The property has been recently modernised to provide open plan Retail / Showroom accommodation that has an overall depth of approximately 15 metres and benefits from two WC's, including one that is disabled compliant.

The landlords for this property will NOT consent to a use that involves the cooking or preparation of food.

Accommodation

	Sq.Ft.	Sq.M.
TOTAL (NIA)	650	60.38

Rent

£25,000 Per Annum Exclusive

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

Terms

Available by way of a new effective full repairing and insuring lease direct from the landlord, to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954 part II amended.

Legal Costs

Each part to bear their own professional and legal costs.

VAT

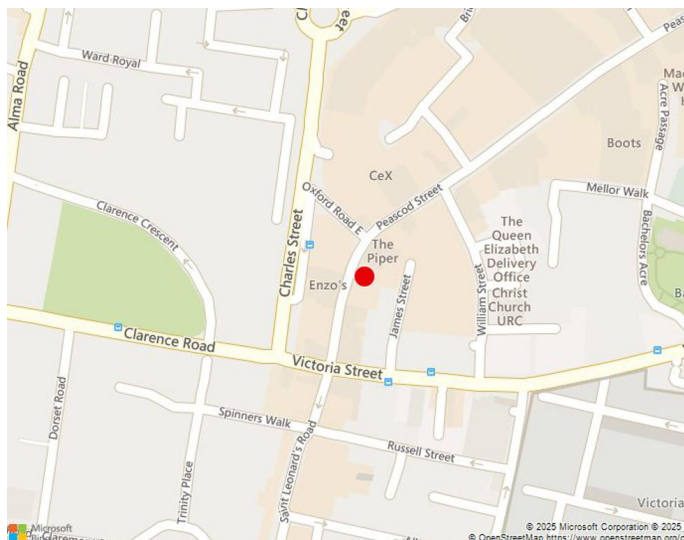
It is understood the properties are elected to pay VAT.

Energy Performance Rating

D-97

Viewing Arrangements:

Please contact sole agents for further information.



Mitchell Brooks
07818 117021
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07435 610202
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Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Kempton Carr Croft has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Kempton Carr Croft have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

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