

# Prime shop to let.

Windsor, 125 Peascod Street.

SL4 1DS.



100% prime position on Peascod Street.

Prominent, well configured unit.

Affluent catchment, with high tourist spend.

## Contact.

### Archie Morriss

archie.morriss@gcw.co.uk  
020 7647 4822

### Simon Morris

simon.morris@gcw.co.uk  
020 7647 4802

## Location.

Prime location on Peascod Street, directly adjacent to **Daniel Department Store**. Other nearby retailers include **River Island, Superdry, Lush, M&S, Crew Clothing, JoJo Maman Bébé, Paperchase, Waterstones, M&S, Seasalt, L'Occitane** and **Hotel Chocolat**.

## Accommodation.

Dimensions and net internal floor areas:-

Gross Frontage	9.48 m	31 ft 10 in
Net Frontage	9.64 m	31 ft 6 in
Internal Width	8.10 m	29 ft 5 in
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Ground Floor	328.88 sq m	3,540 sq ft
Basement	70.98 sq m	764 sq ft

## Rent.

Upon application.

## Business Rates.

**Rateable Value** £135,000

**UBR (2020/21)** 51.2p

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1st April 2020. For enquiries and to verify this, please contact the local authority on 01628 683888.

## Lease Terms.

A new effective full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

## Energy Performance Certificate.

Band C. Report available on request.

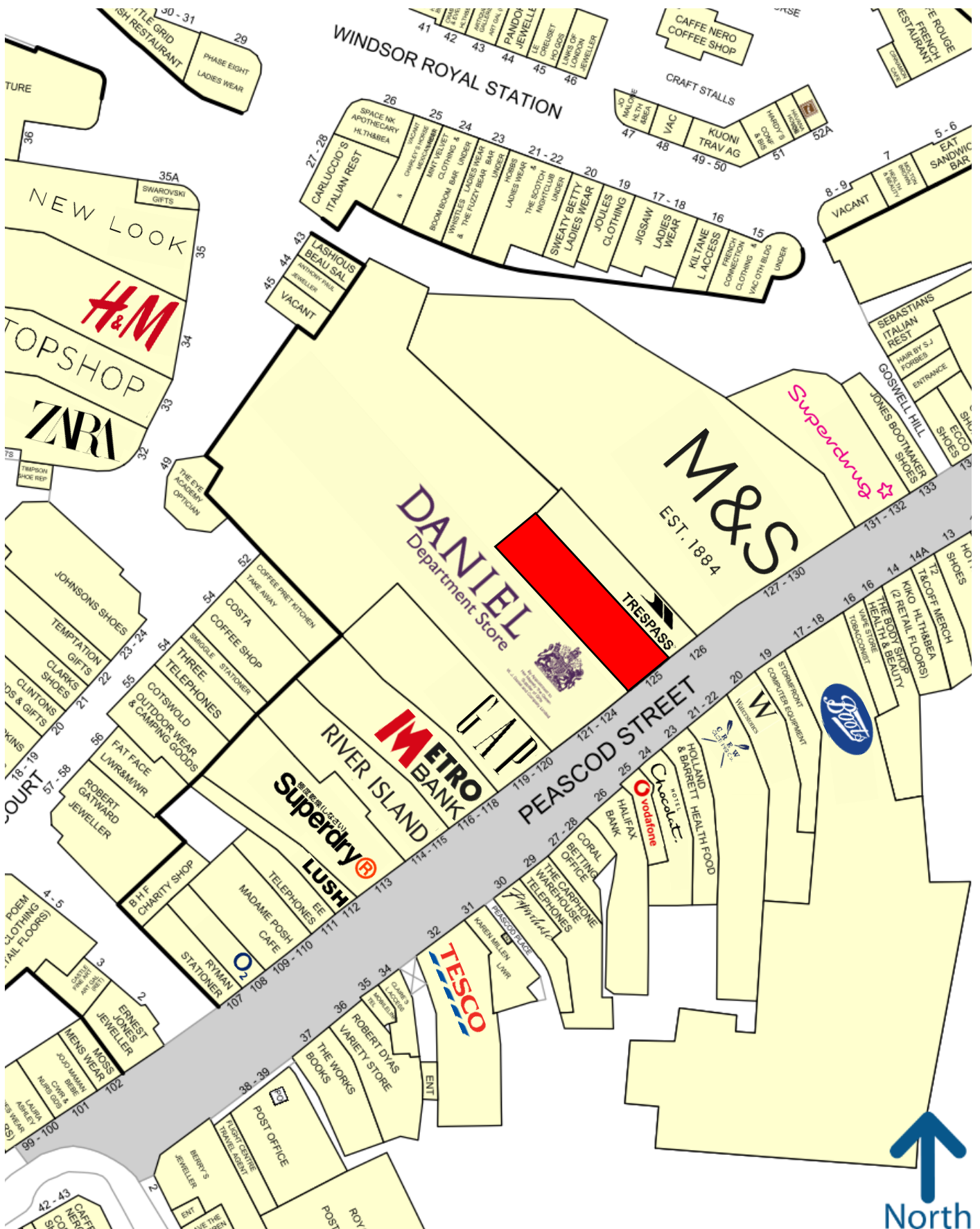
## Legal Costs.

Each party to be responsible for their own costs.

**Subject to Contract & Vacant Possession.**

July 2020

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