

# Prime shop to let.

Windsor, 119/120 Peascod Street.

SL4 1DW.



Character building in affluent tourist location.

First floor sales.

Potential for restaurant use & external seating.

## Contact.

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## 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, Seasalt, L'Occitane** and **Hotel Chocolat**.

## Accommodation.

The premises comprise the following approximate net internal areas:

Ground Floor Sales	318.37 sq m	3,427 sq ft
First Floor Sales	231.79 sq m	2,495 sq ft
First Floor Ancillary	95.87 sq m	1,032 sq ft

## Rent.

£150,000 per annum exclusive.

## Business Rates.

**Rateable Value** £164,000

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

Interested parties are advised to make their own enquiries with 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.

March 2021

