

# WINDSOR SL4 1DU

## 17-18 Peascod Street



**PRIME RETAIL / F&B / LEISURE UNIT TO LET**

**Prominent 30 ft wide frontage onto pedestrianised Peascod Street**

**JACKSON  
CRISS**



# LOCATION

Windsor is an historic town in the Royal Borough of Windsor & Maidenhead with a catchment population of over 300,000. The town is ranked in the UK's top 10 most affluent catchments. With Windsor Castle & Eton College, it is also a popular tourist destination attracting 7.8m day visitors annually.

The subject premises are situated in a 100% prime location on pedestrianised Peascod Street, close to national occupiers M&S, Boots, Crew Clothing, Kiko & Franco Manca.

# ACCOMMODATION

The subject property forms part of a proposed hotel development, accessed from Mellor Walk at the rear.

The retail unit has a frontage of approximately 9m (30ft) to Peascod Street and will provide the following approximate gross internal floor areas:

Ground Floor Sales:	4,971 sq ft	461.8 sq m
Ground Floor Ancillary:	1,061 sq ft	98.6 sq m
First Floor Ancillary:	1,407 sq ft	130.7 sq m

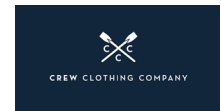
# SPECIFICATION

The premises will be refurbished and handed over in a shell condition with capped off services.

# TERMS

The unit is available on a new full repairing and insuring lease for a term to be agreed.

The lease will be contracted inside the Landlord & Tenant Act 1954 and subject to five yearly upwards only rent reviews







## RENT

£175,000 per annum exclusive.

## PLANNING

The premises are suitable for a variety of uses under Class E of the Use Classes Order 2020, including retail, financial & professional services, cafe & restaurant, gym, medical and nursery uses.

Interested parties are advised to make their own enquiries of the Local Planning Authority.

## VAT

All figures quoted are exclusive of VAT.

## COSTS

Each party to be responsible for their own costs incurred in the transaction.

## EPC

The premises will be assessed post completion of the landlord's works.

## VIEWING

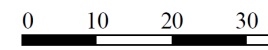
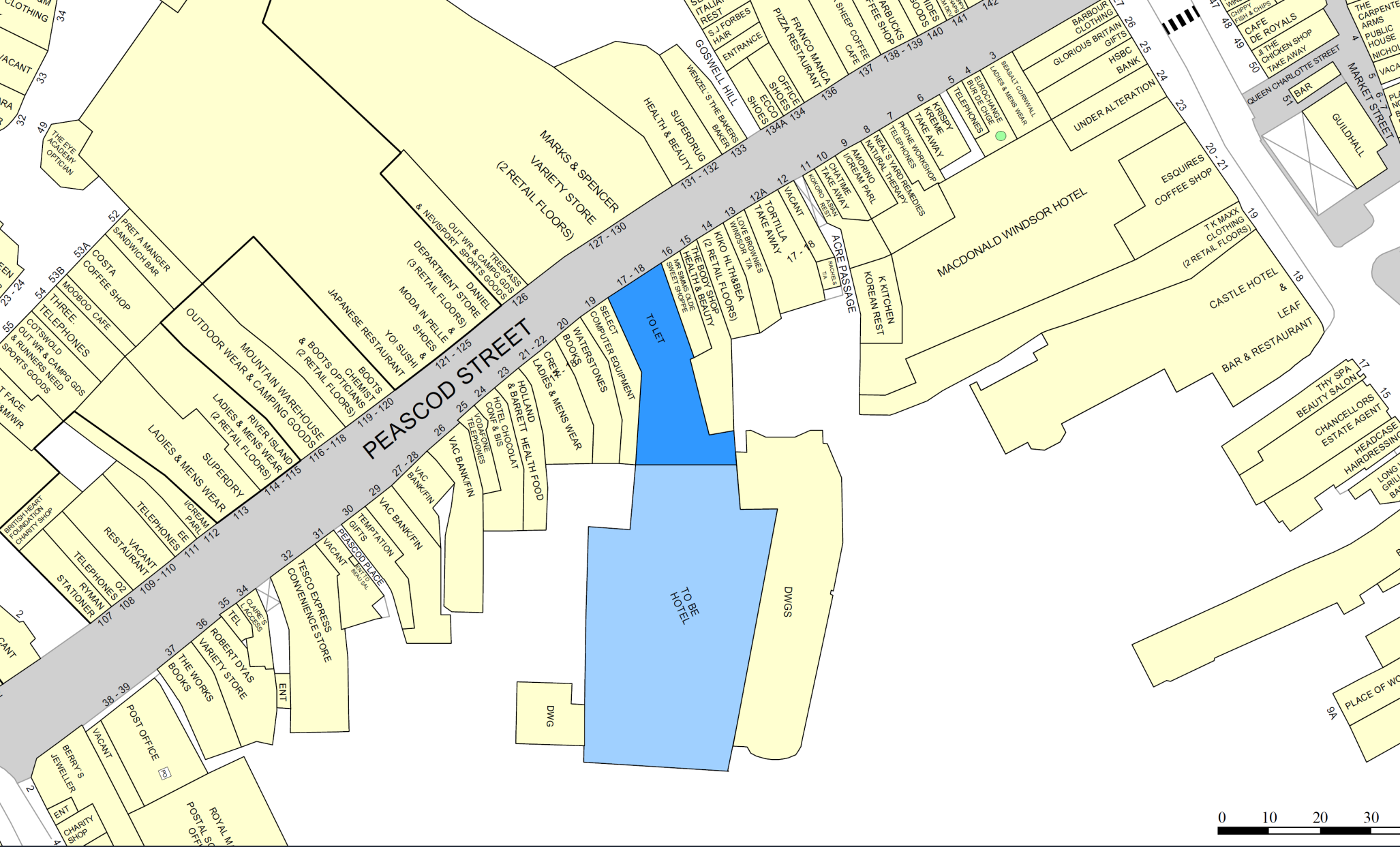
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