



To Let

15 High Street, Windsor SL4 1LD

- Town centre location
- Ground floor space only
- Recently redecorated
- Potential for a new lease direct from the landlord, subject to the freeholder's consent
- Several national & independent retailers in the vicinity

Ground floor retail	1,199 sq ft*	Rent	£45,000 p.a. exclusive
TOTAL	1,199 sq ft	Est. Buildings Insurance	£1,680 p.a.
ITZA	693 units*	Rates Payable	£20,396.25 p.a.

* The areas are from the VOA and have not been measured by Hicks Baker.

For more information please contact Hicks Baker

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



USE	Class E
TENURE	Available on an assignment of the existing lease.
LEASE TERMS	Lease End: 17th October 2026 Statute: Inside the Act
term	Subject to Landlord's approval, a new lease may be available for a length of to be agreed.
RATEABLE VALUE	£44,750.
EPC	C. Expires 31st July 2032
VAT	VAT is payable

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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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