Christopher Thomas

A3 (Restaurants and Cafes), Retail

TO LET

Unit A, Windsor Bridge Court, Windsor, SL4 6BT

A great position opposite Cotes Brasserie, The George Pub and Costa Coffee, right on The Windsor & Eton Bridge.

Available Size	1,065 sq ft / 98.94 sq m
Rent	Rent on application
Rates Payable	£12,750 per sq ft For guidance only. Interested parties must verify with th elocal authority.
EPC Rating	D (71)

KEY POINTS

- Lovely bridge footfall location
- Modern interior
- Excellent wellbeing facilities
- Reverse frontage
- Good natural light
- Suited to a variety of uses, retail, restaurant, studio, gallery

chthomas.com

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Unit A, Windsor Bridge Court, Windsor, SL4 6BT

Description

A wonderful rectangular shaped unit finished to a modern standard, currently as a coffee shop / restaurant although easily adaptable to general retail / studio style uses. Generous floor to ceiling height and excellent windows / window frontage onto The Bridge also reverse frontage to the High Street. The premises are elevated, at upper ground level, with a short step up.

Location

Situated on the primary foot flow between Windsor and Eton, opposite Cotes Brasserie The George Pub and Costa Coffee on the highly attractive Windsor & Eton Bridge, with views to The Castle, right by of course, the river.

The premises have an extensive frontage along the pedestrianised section of The Bridge with a reverse corner window frontage to the High Street.

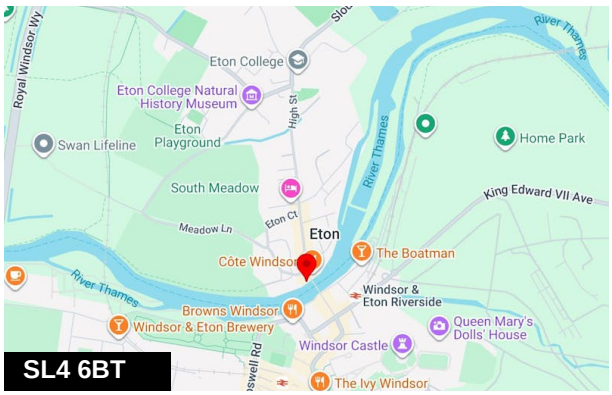
Accommodation

The accommodation comprises the following area adopted from The Valuation Office records, for guidance purposes only :

Name	sq ft	sq m	Availability
Ground - Restaurant / coffee shop/ retail	1,065	98.94	Available
Total	**1,065**	**98.94**	

Terms

Available on a new lease, the premises are already partly fitted.



Viewing & Further Information

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