



## 57 St. Leonards Road, Windsor, SL4 3BX

A well presented shop on the popular town centre St Leonard's Road with good frontage, opposite Windsor College and next to Trinity Yard.

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 540 sq ft / 50.17 sq m  |
| <b>Rent</b>           | £26,000 per annum subject to contract and financial status  |
| <b>Rates Payable</b>  | £5,900 per annum<br>approx assuming small business rates relief - interested parties must verify with The Royal Borough of Windsor & Maidenhead |
| <b>EPC Rating</b>     | C (75)  |

### KEY POINTS

- Modern unit, good frontage and display lighting
- On site secure parking space
- Good St Leonard's Road position
- Available on a new lease

Description

A smart retail unit on St Leonard's Road with two large display windows and a wide entrance door. The light and bright unit is well fitted with mixed wooden style flooring, LED lighting, storage and w/c. Advantageously this unit also has the benefit of a parking space within a secure gated courtyard car park immediately behind the shop.

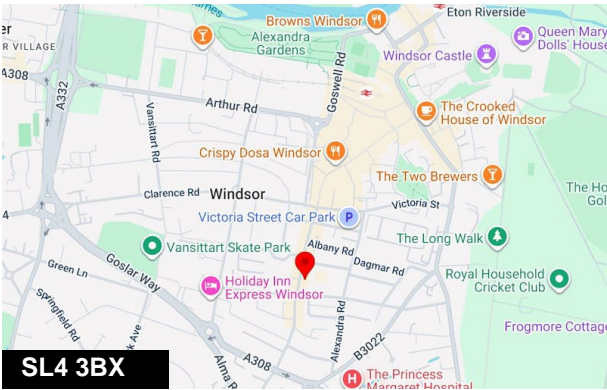
Location

A well located retail unit in the popular St Leonards Road catchment. There are many independent retailers close by including a chemist, bike shop and bakery, as well as numerous coffee shops, restaurants and estate agents. Windsor College is opposite and Trinity Yard is to the side. On street parking is available the length of St Leonard's Road and the college has a pay and display car park which is a very short walk away.

Accommodation

The accommodation comprises the following approximate area:

| Name                                    | sq ft | sq m  | Availability |
|---|-------|-------|--------------|
| Ground - Lock up shop with rear parking | 540   | 50.17 | Available    |
| Total                                   | 540   | 50.17 |              |



Viewing & Further Information

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General Plan For Guidance Showing “Shop “ and parking space

