



Excellent unit



## 57 Peascod Street, Windsor, SL4 1DE

A modern shop in a great town centre Peascod Street retail pitch.

**Available Size** 1,314 sq ft / 122.07 sq m

**Rent** £55,000 per annum

**Rates Payable** £15,900 per sq ft  
For guidance only. Interested parties must verify this tax levy with The Royal Borough of Windsor & Maidenhead.

**EPC Rating** D (77)

### KEY POINTS

- Peascod Street town centre high footfall position
- Attractiive shop front / modern interior
- Rear loading
- Available on a new lease

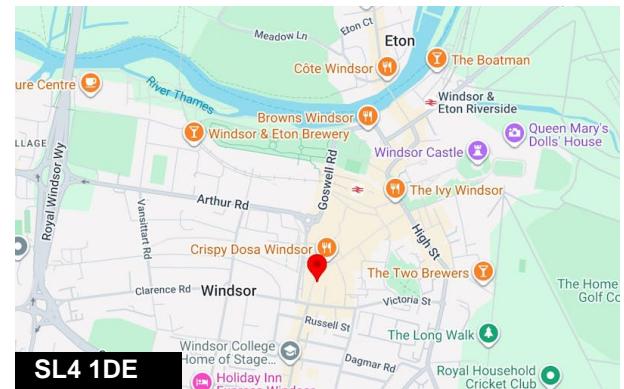


## Description

A modern open plan retail / showroom floor-space with an overall depth of approximately 22 metres, an additional stockroom and a rear loading bay. The shop has an excellent full height glazed 20 foot wide frontage, with a recessed entrance, leading into bright well lit attractively presented sales / point of sales space.

## Location

Situated in Windsor town centre, Peascod Street forms a primary pedestrianised shopping street. Immediate neighbours include Specsavers, RUSH hairdressers, Oxfam, William Hill. The pitch adjoins the affluent local residential area, between St Leonard's Road and The Long Walk, and The Castle, at the top of Peascod Street a tourist popular area centred on Windsor Castle, The town is a premier UK tourist destination with a town centre footfall of nearly 7 million a year. Two railway stations provide services to and from Central London and Heathrow being the Riverside (Waterloo Line) and Central Station (Slough / Elizabeth Line).



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail / showroom	1,095	101.73	Available
Ground - Stock room	219	20.35	Available
<b>Total</b>	<b>1,314</b>	<b>122.08</b>	

## Viewings

Strictly by prior appointment with Christopher Thomas

## Terms

Available on a new lease, terms on application.

## Viewing & Further Information

**Christopher Thomas**

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