

Great Position



Shop 5 The Parade, 67 Dedworth Road, Windsor, SL4 4EY

A delightful lock up shop in this well established parade and West Windsor retail hub.

Available Size	294 sq ft / 27.31 sq m
Rent	£16,100 per annum subject to contract and use
Business Rates	100% small business rates relief compliant.
EPC Rating	C

KEY POINTS

- A small shop with a low entry rent level.
- Great local ctachment - also close to the M4 / Windsor Royal Way dual carriageway connection.
- Not suitable for barbering, or for hot food use
- Well known retail parade
- Available on a new lease handed back redecorated, open plan with vacant possession.

Description

A single lock up shop with a fully glazed frontage of approximately 16 feet. A built depth of circa 27 feet, with a sales area ancillary integral rear store and tea point. Good customer parking.

Location

The shop occupies a well known position in an established parade and retail hub opposite The Clewer Memorial Ground and "Pirate Park". Other retailers close by include Thames Valley Hospice, The Co-Op, Costa Coffee, Motorcraft, Lodge Bros, KFC, and Pizza Hut.

Accommodation

The accommodation comprises the following approximate areas:

Name	sq ft	sq m	Availability
Ground - Retail	215	19.97	Available
Ground - Ancillary	28	2.60	Available
Ground - Rear store	51	4.74	Available

Viewings

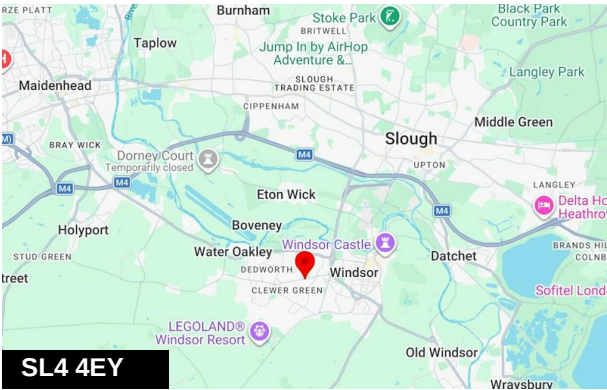
By appointment through the owner's sole agent, Christopher Thomas.

Mobile phone/vape operators, barbers and hot food retail uses are unlikely to be considered as suitable candidates.

With apartments above, non social hour or noise generating uses are unlikely to be considered either.

Terms

Available on a new lease at £16,100 p.a.x. subject to contract.



Viewing & Further Information

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