

Prime opportunity



7 Peascod Street, Windsor, SL4 1DT

An excellent opportunity to acquire a retail investment property in a 100% prime location, with potential to add value.

Available Size	709 sq ft / 65.87 sq m
Rateable Value	£39,850 The current tenant has divided the ground and first floors into two Rateable Values, totalling the above for guidance only.
EPC Rating	D (99)

KEY POINTS

- A prime retail investment opportunity
- Available freehold with rental income to 2029
- Potential medium term asset management opportunities

Description

The property comprises a two storey, mid terraced ground floor retail unit with stores / former treatment rooms above. The ground floor is currently operated as a mobile phone and accessories retailer. The upper part was previously sub-let to a beauty therapist. The plot tapers at the rear into a narrow alleyway that crosses the rear of 6 Peascod Street, then back into Peascod Street. The upper part is partitioned, this could be removed in part. There is a basement, although this area has not been accessed.

Location

The property is located in a prime pitch in Peascod Street, towards the top of the street nearest Windsor Castle, overlooked by The Queen Victoria Statue at its junction with the High Street. The surrounding properties are let and occupied to popular national brand names, OFFICE shoe shop, Crispy Creme, Snappy Snaps, Seasalt Ltd, Starbucks, to mention a few. The town is served by two stations, The Central (Slough Elizabeth Line) and The Riverside (Waterloo) as well as good motorway access - now at pre pandemic levels, tourist footfall is circa 7 million a year. In addition to Windsor Castle, The Long Walk has become a well known visitor attraction as has the nearby Legoland resort, benefitting from the international recognition and provenance the town brings.

Accommodation

The accommodation comprises the following areas with an area itza in the order of 319 sq.ft for guidance only :

Name	sq ft	sq m	Availability
Ground - Shop	318	29.54	Available
Ground - Rear Store	43	3.99	Available
1st - Two rooms, kitchen , w/c.	348	32.33	Available
Total	709	65.86	

Viewings

By prior appointment with the freeholder's sole agent.

Please note the business trading from the premises is unaffected.

The property is marketed purely for investment sale purposes.

Terms

The property is available for sale, subject to contract, as a freehold investment - with offers invited in the order of £650,000, showing a gross yield of circa 6.45%



Viewing & Further Information

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MISREPRESENTATION ACT 1967: These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed. FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. SERVICES: The Agents have not tested any of the mechanical, electrical or other service installations, and any occupier must satisfy themselves independently as to the state and condition of such services. Floor areas are approximate and strictly for guidance only. Generated on 16/03/2026

Current Lease Terms

The property is currently let to Bigbash Tradings Ltd from 20th May 2024 to 19th May 2029 at a current passing rent of £42,000 per annum exclusive. The permitted use is Class E(a). The rent is payable quarterly in advance. The repairing liability is subject to a schedule of condition annexed to the lease. The tenant is permitted to assign the lease, or sub let the first floor. The lease is contracted outside of The Landlord & Tenant Act (1954) security of tenure provisions.

Market Comparables

In October 2025, Christopher Thomas let 4 Peascod Street, similar size premises at £45,000 p.a.x. circa £139 per sq.ft itzA. Also we acted at 141 Peascod Street with a rent review last year, and a stepped rent taking £130 per sq.ft. itzA up from £32,000 p.a.x. to an average of £136 per sq.ft. itzA from December 2024. Although historic being a 2023 rent review, we recently completed 2-3 Peascod Street's rent review against Seasalt Ltd, moving from £85,000 p.a.x. to £90,000 p.a.x. 29/30 High Street (former Barclays with a reverse frontage onto Peascod Street) was let March 2024 at £147.60 per sq.ft. itzA.

In lesser pitches, 1-3 River Street Windsor – 1,200 sq.ft. of ground floor commercial space producing £45,000 p.a.x. was sold on behalf of Christopher Thomas clients for £650,000 November 2025 representing a gross yield of 6.92% At 81/81a St Leonards Road Windsor 2,143 sq.ft. of mixed secondary pitch commercial and residential space was sold by Christopher Thomas for £600,000 with a rental income of £40,346 per annum showing a gross yield of 6.72%

Asset Management Considerations

Observations only -

* Remarket the shop closer to 2029, to improve the tenant profile, moving to a multiple retail name.

* Consider reconfiguration with an upper floor conversion to residential use.

Floor Plans

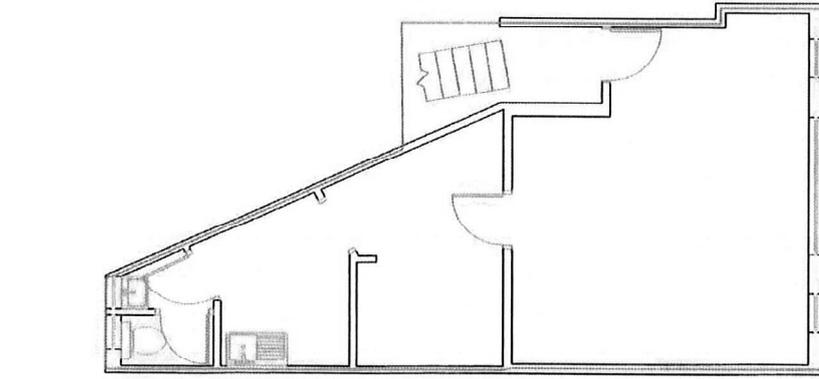
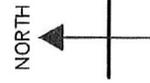
Attached and provided for guidance purposes only.

Plan

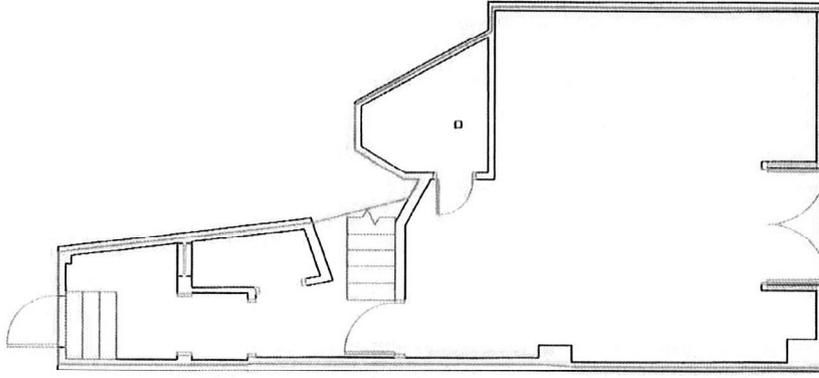
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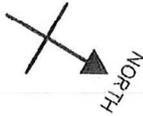
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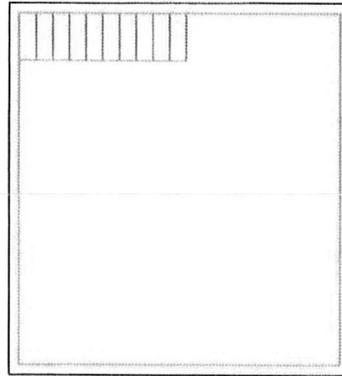
FIRST FLOOR



GROUND FLOOR



SCALE: 1:100



BASEMENT
(Approximate
Dimensions)

 <p>0845 111 7700 info@vitaldirect.co.uk</p>	<p>DRAWING: General layout for retail unit at 7 Peascod Street</p>	<p>LOCATION: 7 Peascod Street Windsor SL4 1DT</p>	<p>Date: 02.04.2014</p> <p>Scale: VARIOUS</p> <p>Paper Size: A4</p>
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