



Double fronted



## 5 High Street, Datchet, SL3 9EA

A very well presented lock up shop on a prominent corner frontage with great windows, beside the level crossing by Datchet railway station.

**Available Size** 670 sq ft / 62.25 sq m

**Rent** £19,500 per annum subject to contract, use and financial status

**Service Charge** A charge is applied for building insurance and upkeep of the exterior / common areas.

**Rates Payable** £7,410 per annum based on estimated government retail and hospitality rates 2026 / 2027. Interested parties must verify costs with the local authority.

**EPC Rating** D (76)

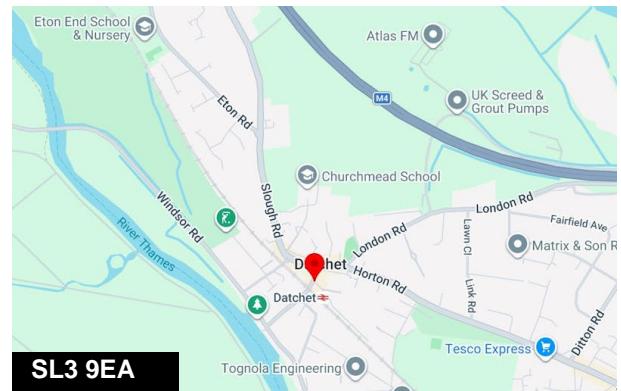
### KEY POINTS

- Corner frontage
- Reverse window
- 35ft total shop depth



## Description

The premises form a ground floor lock up shop, part of a modern development running alongside Datchet Station and level crossing fronting the High Street. It benefits from good window displays and reverse frontage onto Manor House Lane. Fitted to an excellent standard the shop has a modern showroom / retail sales area suspended ceiling with recessed / feature lighting and air conditioning. The rear of the premises comprises a treatment room, stores area, modern galley kitchen and w/c.



## Location

5 High Street Datchet is next to the railway station and level crossing in the centre of this pretty Thames side village close to Windsor. Adjoining occupiers in the parade include Coral Bookmakers, a barbers and Nibbles sandwich and coffee shop. Occupiers opposite in this busy village centre include a local Londis. 20 minutes free parking is provided in the adjoining station car park, with on street parking in addition. Being by the level crossing the parade benefits from strong passing traffic.



## Terms

Available on a lease for at a rent in the order of £19,500 p.a.x. subject to contract.

## Accommodation

The shop is a ground floor lock up extending to approximately 670 sq.ft.



## Business Rates

Interested parties must verify directly with The Royal Borough of Windsor and Maidenhead.

## Viewing & Further Information

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