



Ground Floor Retail on Windsor High Street

7 High Street

Windsor, SL4 1LD

Retail

TO LET

370 sq ft

(34.37 sq m)

- High Street location
- Air conditioning
- Kitchenette with WC
- Feature arch windows
- Basement available by arrangement
- Listed features
- LED spotlights

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Summary

Available Size	370 sq ft
Rent	£30,000 per annum
Business Rates	Please enquire with agent
Car Parking	Car parking can be provided at an additional cost
Legal Fees	Each party to bear their own costs
EPC Rating	D (94)

Description

Externally, the retail benefits from high arch windows providing good natural light and character. A small lobby is in place upon entry. The retail space itself benefits from the following: wooden flooring, a newly refurbished kitchenette and WC, spotlights, and wall sockets placed throughout.

Basement for storage can be provided at an additional cost, please enquire with the agent

Location

Windsor is a historic and charming town situated in the county of Berkshire. There are a variety of amenities within a stone's throw away, such as M&S, Waitrose, Starbucks, The Ivy, Daniel Department Store and Vodafone. The long walk is a short distance from the property, providing a tranquil walk and excellent views of Windsor Castle. Windsor & Eton Central train station is approximately a 5-minute walk, providing regular trains to Slough, where further connections can be provided to Reading and London Paddington. The J6 of the M4 can be accessed via A332, allowing a travel time of approx 25 minutes to Reading and London Heathrow within 15 minutes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	370	34.37

Viewings

By appointment with agent only.

Terms

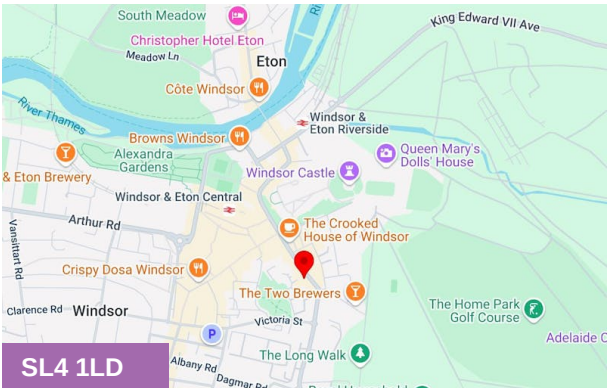
A new lease that will be direct with the landlord.

Legal Costs

Each party is to pay their own legal costs

VAT

VAT may be in addition.



Viewing & Further Information



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