

TO LET

Shop/Office 983 sq ft



- Town Centre
- Glazed Frontage
- Natural Light
- Ground & First Floors

Arch Unit 12a Goswell Hill Windsor

SL4 1RH

Shop and/or office unit Windsor Town Centre

Rent: £18,000 per annum exclusive

www.deriazcampsie.com

T: 01753 854 555

Property

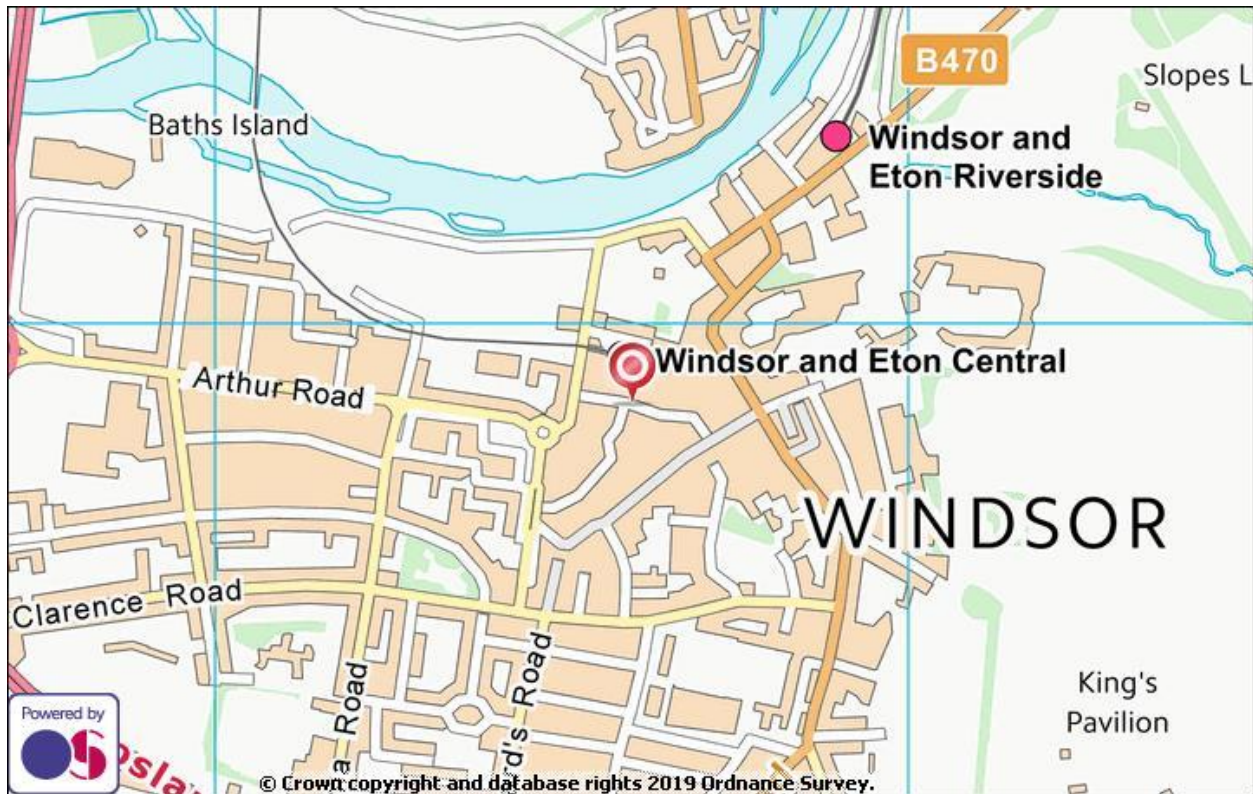
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- **Location**
Located in Goswell Hill Unit 12 can be accessed from either the top of Goswell Hill on the East side or from Goswell Road on the West side. The unit is in easy walking distance of Riverside and Central Stations. The M4 motorway (Jct 6) is just a 5 minute drive.
- **Description**
Ground and first floor Arch unit with good natural light in Town Centre.
- **Accommodation**
The unit has a fully glazed frontage and is arranged on ground and first floors.
Inside the unit is part timber panelled and has strip lighting and WC facilities.
Ground Floor **487 sq ft**
First Floor **496 sq ft**
- **Terms**
Offered on a new Arch Co lease for a term of 6 year lease with a 3 year break clause.
- **Rent**
£18,000 p.a. exclusive
- **Rates**
Valuation Office classified as shop & premises - Rateable Value **£16,250**
- **Legal Costs**
Each party to bear its own legal fees in this transaction.
Arch Co charge a standard £395 plus VAT for their Tenancy Agreements.
- **VAT**
Unless otherwise stated all rents and prices referred to or quoted in connection with this property do not include VAT which may be chargeable.
- **Viewing**
Strictly by prior appointment via the Sole Agents
Deriaz Campsie 01753 854555. www.deriazcampsie.com

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Code of Practice

You should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website – www.commercialleasecodeew.co.uk

Disclaimer

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