

**TO LET**

**Prime Retail Unit**



- Prime Retail Location
- Basement Stores
- Ancillary Upper Floors
- Good Footfall

**46 Peascod Street, Windsor, SL4 1DE**

Lock up shop unit with upper parts in Windsor Town Centre.

[www.deriazcampsie.com](http://www.deriazcampsie.com)

**T: 01753 854 555**

## Property

## 46 Peascod Street, Windsor SL4 1DE

- **Location**

The unit is situated just off the prime area of Peascod Street with nearby retailers including Café Nero, Berrys Jewellers, Gails Bakery, Moss Bross, Ryman and Warwicks Menswear.

Windsor is approximately two miles from Junction 6 of the M4 motorway, which gives excellent access to London and the national motorway network via the M25.

- **Description**

A lock-up shop comprising ground and first floor retail area together with second floor office and basement store.

- **Accommodation**

Ground floor 456 sq ft  
First floor 230 sq ft  
Second floor 313 sq ft  
Basement 258 sq ft

- **Terms**

A new fully repairing and insuring Lease is to be granted for a term to be agreed.

- **Rent**

Upon Application

- **Rates**

We are verbally advised by RBWM Council that the current rateable value is £33,750.00. Please make your own enquiries at the Council 01753 798888

- **Legal Costs**

Each party to bear its own legal fees in this transaction.

- **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**

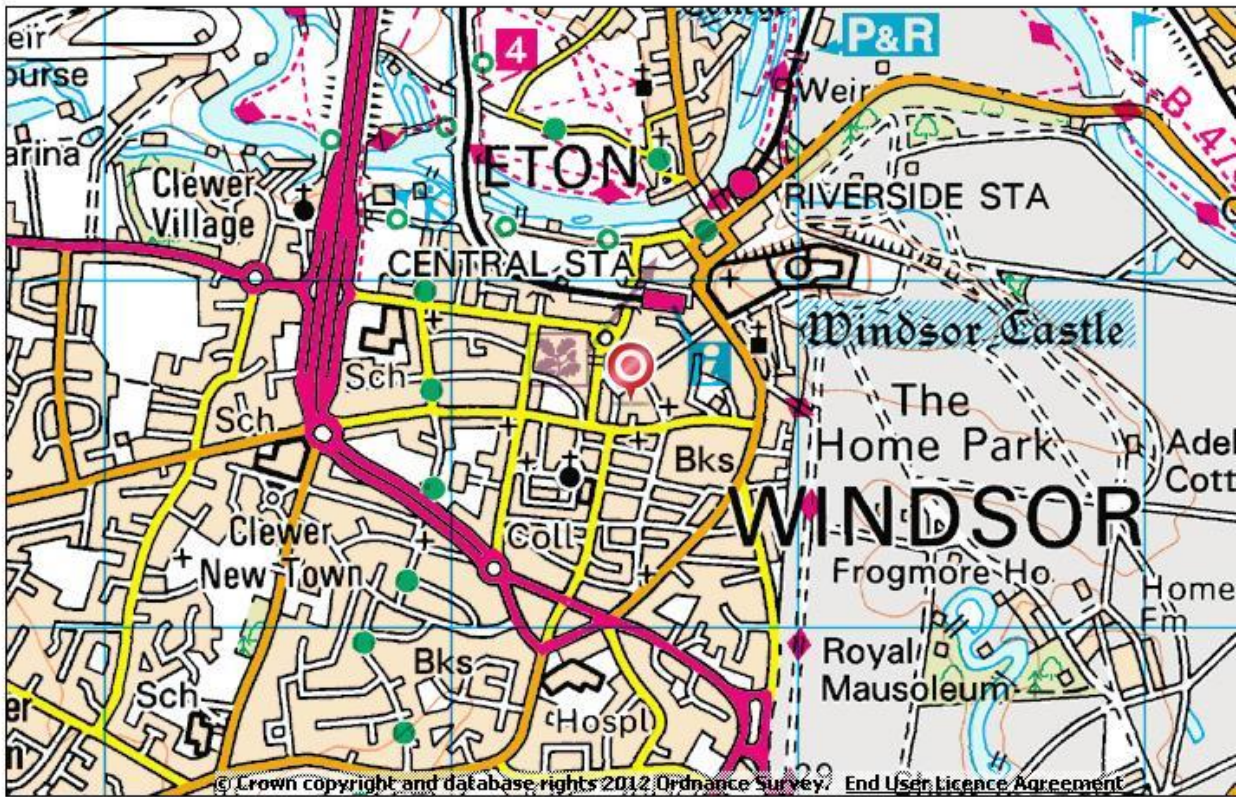
Strictly by prior appointment via the Sole Agents - Deriaz Campsie  
Mark Potter M: 07970 783107 /O: 01753 854555

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