



WINDSOR ROYAL

SINCE 1897

YARDS SHOPPING SHOP TO LET *Unit 35A*



LOCATION

Windsor is an historic town and one of the UK's leading tourist destinations benefitting from over 7.5 million tourist visits per annum. Windsor boasts outstanding demographics, with almost 350,000 people within the catchment, 74% of which are dominated by some of the country's most affluent residents. This is 15% higher than the national average and places Windsor within the UK's top 10 most affluent catchments.

Windsor Yards is the prime fashion pitch within the town and provides the principal shoppers car park. The unit occupies a prominent corner location adjacent to **Mango**. Nearby retailers include; **The White Company, Robert Gatward Jewellers, Oliver Bonas, Brook Taverner, Ole & Steen, Fat Face, Vision Express, Pret, Clarendon Fine Art, Zara and H&M.**

ACCOMMODATION

Approximate dimensions and net internal area:-

Splay Frontage	17.25 m	56 ft 5 in
Ground Floor	47.65 m ²	513 sq ft

LEASE TERMS

The property is available for a term to be agreed.

RENT

£40,000 pax.

SERVICE CHARGE

The approximate annual service charge is £2,781.

BUSINESS RATES

We are advised by the Local Authority that the premises are assessed as follows:-

Rateable Value: £26,250

UBR (2024/25) 49.9p

Interested parties are advised to contact the Royal Borough of Windsor & Maidenhead Council on 01628 798 888.

ENERGY PERFORMANCE CERTIFICATE

Band D. Report available on request.

LEGAL COSTS

Each party is to be responsible for their own costs.

POSTCODE

SL4 1TF

Subject to Contract & Vacant Possession July 2024



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For further information on leasing opportunities please contact the agents.

GCW.

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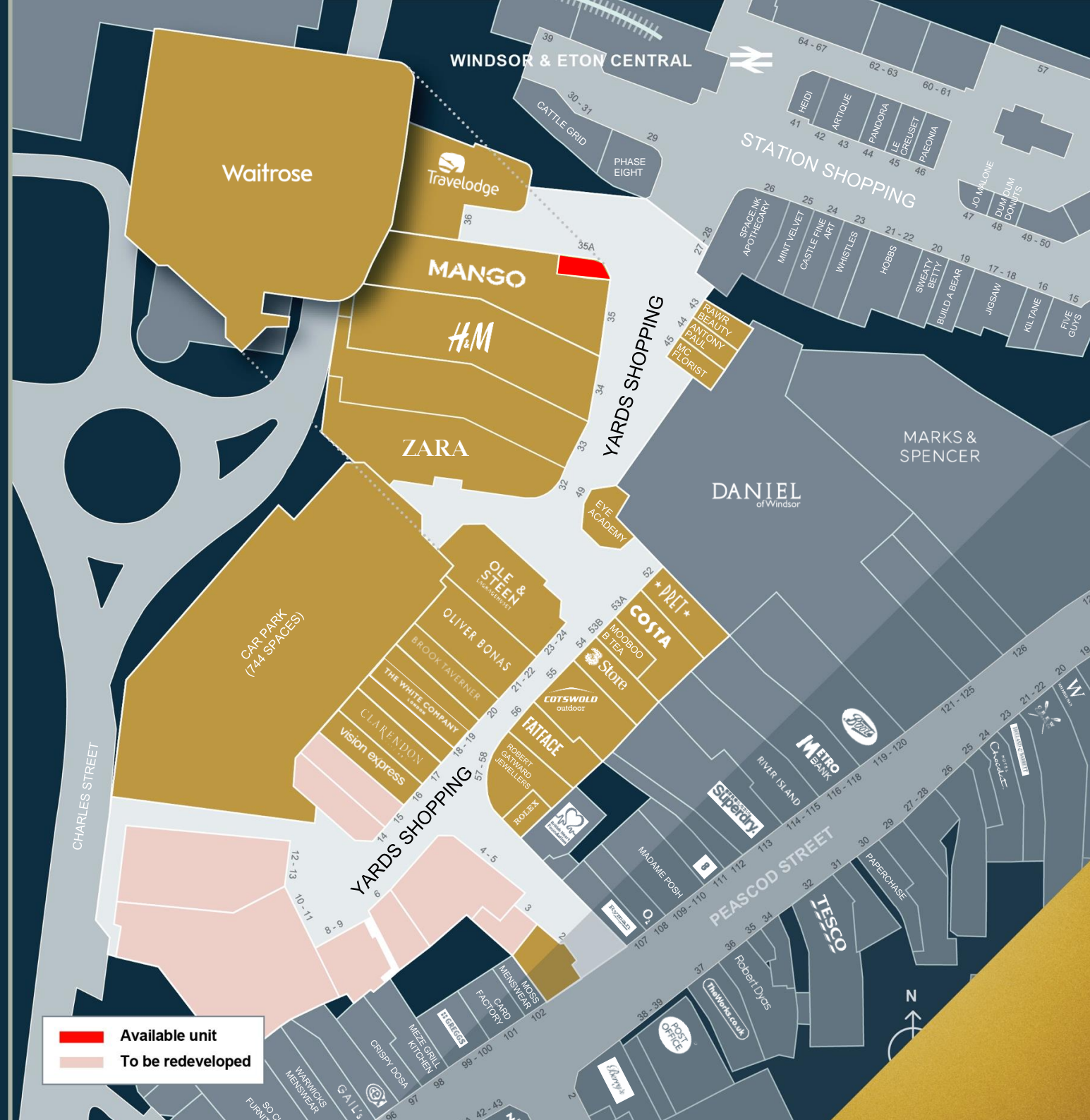
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 Available unit
 To be redeveloped