



WINDSOR ROYAL

SINCE 1897

# STATION SHOPPING RESTAURANT TO LET *Unit 27-28*



## LOCATION

Windsor Royal Station is situated opposite Windsor Castle, which benefits from over 7.5m tourist visits per annum and Windsor has one of the most affluent catchments in the UK.

The unit is situated in a highly prominent corner position, spanning both Windsor Royal Station and Windsor Yards. Nearby F&B occupiers include; **Banana Tree, Delicious Pho, Bills, Five Guys, Cattle Grid, The Windsor Pie Company, Cinnamon Café** and **All Bar One**.

Nearby aspirational retailers including; **Hobbs, Whistles, Phase Eight, Jigsaw, Space NK, Jo Malone, Sweaty Betty** and **Mint Velvet**.

## ACCOMMODATION

Approximate net internal areas:-

|                             |                       |             |
|-----------------------------|-----------------------|-------------|
| Windsor Royal Station Level | 211.26 m <sup>2</sup> | 2,274 sq ft |
| Windsor Yards Level         | 114.04 m <sup>2</sup> | 1,228 sq ft |
| Terrace Seating             | 73.77 m <sup>2</sup>  | 794 sq ft   |

## LEASE TERMS

The property is available for a term to be agreed.

## RENT

£90,000 pax.

## SERVICE CHARGE

The approximate annual service charge is £71,811.

## BUSINESS RATES

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

Rateable Value: £91,000

UBR (2024/25) 54.6p

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 to be responsible for their own costs.

## POSTCODE

SL4 1TF

Subject to Contract & Vacant Possession July 2024



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Available unit

For further information on leasing opportunities please contact the agents.

GCW.

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