



WINDSOR ROYAL

SINCE 1897

# STATION SHOPPING SHOP TO LET *Unit 46*



## 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 benefits from dual frontage on to the concourse and the main mall, adjacent to **Le Creuset**. Nearby aspirational retailers include; **Hobbs, Whistles, Phase Eight, Jigsaw, Space NK, Jo Malone, Sweaty Betty** and **Mint Velvet**.

The centre is also the primary F&B pitch within the town, leading many tourists and locals to extend their shopping stay, with tenants including; **Bills, Five Guys, Banana Tree, Cattle Grid, The Windsor Pie Company, Delicious Pho, Cinnamon Café** and **All Bar One**.

## ACCOMMODATION

Approximate dimensions and net internal area:-

Gross Frontage	5.95 m	19 ft 6 in
Net Frontage	5.55 m	18 ft 3 in
Shop Depth	11.38 m	37 ft 4 in
Shop Width	5.83 m	19 ft 2 in
<b>Ground Floor</b>	<b>64.14 m<sup>2</sup></b>	<b>690 sq ft</b>

## LEASE TERMS

The property is available for a term to be agreed.

## RENT

£55,000 pax.

## SERVICE CHARGE

The approximate annual service charge is £10,403.

## BUSINESS RATES

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

Rateable Value: £32,750

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 C. Report available on request.

## LEGAL COSTS

Each party to be responsible for their own costs.

## POSTCODE

SL4 1TF

Subject to Contract & Vacant Possession August 2024



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Available unit

For further information on leasing opportunities please contact the agents.



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