

Windsor

55 Peascod Street, SL4 1DE

RETAIL UNIT TO LET

- **New lease available**
- **Busy pedestrianised location**

Location

The property is located towards the southern end of Peascod Street, close its junction with Victoria Street.

The property is adjacent to **Francesco's Italian Restaurant**, and other operators in close proximity include **Specsavers**, **Toni & Guy**, **Caffe Nero** and **Marks & Spencer**.

Accommodation

The unit is arranged over ground and basement and comprises the following approximate dimensions and net internal floor areas:

| | | |
|---------------------|-----------|--------------|
| Ground floor sales: | 796 sq ft | (73.95sq m) |
| Basement ancillary: | 418 sq ft | (38.83 sq m) |

Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed subject to five yearly upward only rent reviews.

Rent

£37,500 per annum exclusive.



Rates

We have been verbally informed that the premises are valued for rating purposes as follows:

| | |
|-----------------------|---------|
| Rateable Value | £31,250 |
| UBR 2014/15 | 48.2p |
| Rates Payable 2014/15 | £15,063 |

Interested parties are advised to make their own enquiries with the relevant Local Authority to verify the above figures.

Energy Performance Certificate

An EPC has been commissioned and will be made available to interested parties.

Legal costs

Each party is to be responsible for their own legal costs incurred in this transaction.

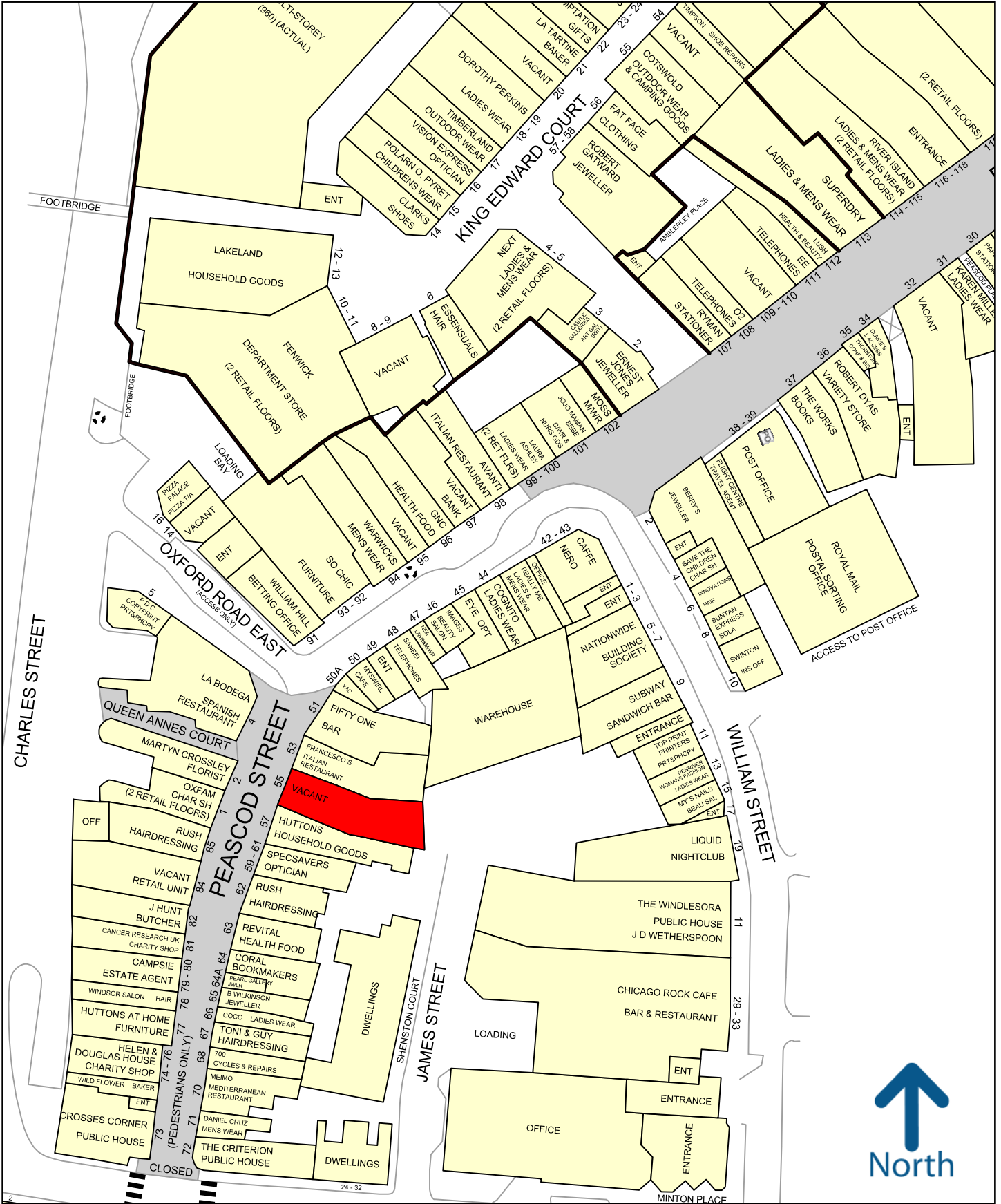
Viewing

For further information or to arrange a viewing please contact:

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