

New lease available - Class E use - 1,234 sq ft sales area

57 Peascod Street, Windsor, SL4 1DE



LOCATION: The property is located towards the southern end of Peascod Street, close its junction with Victoria Street, and is adjacent to **Specsavers** and **Lilly's Cafe**. Other occupiers in close proximity include **Lebaneats**, **Toni & Guy**, **Costa Coffee**, **Enzo's** and **Gails**.

TERMS: New lease direct with the landlord for a term to be agreed.

RENT: **£48,000 per annum exclusive.**

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

Ground Floor Sales: 1,234 sq ft (114.64 sq m)

Ground Floor Ancillary: 214 sq ft (20.16 sq m)

USE: The property benefits from Class E use - offering flexibility between multiple uses including retail, restaurant, professional services, office, gym & light industrial.

LEGAL COSTS: Each party is to be responsible for their own legal costs.

EPC: An EPC is available on request.

RATES: Rateable Value: £30,250 Rates Payable: £15,094 (from April 2023)

**BLACK
STANNILAND**

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50 metres

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