To Let - Retail

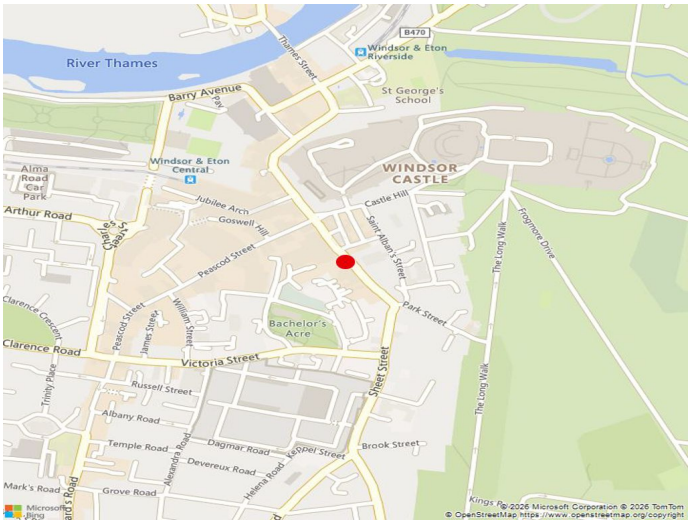


15 High Street, Windsor, Berkshire SL4 1LD

1,100 sq ft (102.19 sq m)

£49,000 per annum

Location



Located on the busy secondary High Street opposite the Guildhall and within a 2 minute walk of Windsor Castle. Windsor has an established commercial centre with excellent retail and leisure facilities. Other nearby occupiers include TK Max, The Castle Hotel and Trailfinders. Windsor also has two mainline train stations offering services to London Paddington and Waterloo.

Description

15 High Street is a prominent ground floor double-fronted retail unit just a 2 minute walk from and in sight of Windsor Castle. The unit offers an excellent large window frontage with open-plan retail space, suspended ceiling, rear stock/office area plus kitchen and wc facilities.



Accommodation

The accommodation comprises the following net internal areas: 1,100 sq ft

Floors	sq ft	sq m
Ground Floor	1,100	102.19
Total Area	**1,100**	**102.19**

EPC

The EPC rating for this property is C.

VAT

VAT is applicable.

Legal Costs

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

Terms

Available on a new lease direct with the landlords on a term to be agreed.

Business Rates

Rateable Value : £44,750
Interested parties should make their own enquiries directly with Royal Borough of Windsor & Maidenhead.

Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office
Tel: 01491 571111
Email: commercial@simmonsandsons.com

Code for Leasing Business Premises
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: RICS

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