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Use Class E property just off Windsor High Street

2 Curfew Yard

Thames Street, Windsor, SL4 1SN

Office, Retail

TO LET

815 sq ft

(75.72 sq m)

- Self contained
- Use Class E
- New lease avaliable
- Grade II listed property
- Current fit-out is cafe

2 Curfew Yard, Thames Street, Windsor, SL4 1SN

Summary

Available Size	815 sq ft
Rent	£37,500 per annum
Rates Payable	£6,804 per annum
Rateable Value	£15,750
EPC Rating	D (79)

Description

2 Curfew Yard consists of a lower ground floor, upper ground floor and first floor. To the front, there is space for external seating. Access is gained through the front on the upper ground floor. Internally, the property is currently fitted out for use as a café. On the upper ground floor, there is a shop counter area, a small bay window overlooking the rear, and a room with large seating with double-glazed windows looking out into the courtyard. A wooden staircase leads you to the first floor. The first floor has a small storage room, a WC, and another room used as seating, with two small built-in storage cupboards. On the landing, bespoke large storage cabinets are installed. On the lower ground floor, it has been fitted as a kitchen. There is a fire exit leading you to the rear courtyard.

Location

Windsor is a historic town positioned in the eastern region of Berkshire. The High Street & Thames Street are positioned opposite Windsor Castle, providing a historic setting. There are a variety of amenities within walking distance such as Mark and Spencer's, Waitrose, Heidis and Snap Fitness. Together with all the tourist attractions, such as Windsor Castle and the River Thames, it provides a charming environment. Windsor is strategically positioned near major road networks with easy access to the A308, which navigates to Maidenhead and Marlow, with the addition of the M4 heading towards Heathrow, which is approximately 20 minutes. Windsor and Eton Central train station is approximately a 3-minute walk, with trains to Slough leaving every 20 minutes. Elizabeth Line and Great Western Railway services take approximately 20 minutes to reach Slough and London Paddington.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	182	16.91	Available
Ground	391	36.33	Available
1st	242	22.48	Available
Total	**815**	**75.72**	

Viewings

By prior arrangement with the agents.

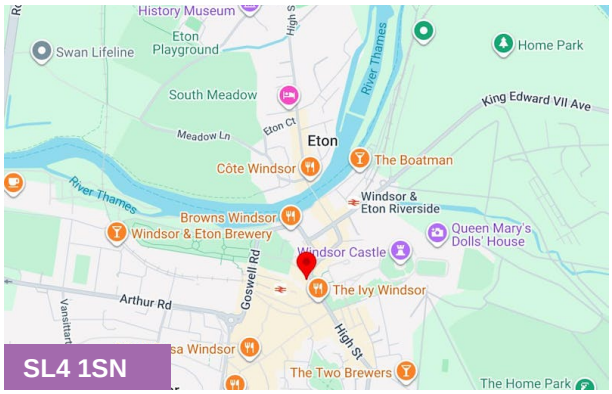
Terms

Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord.

Business Rates

The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Costs



Viewing & Further Information

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Each party will be responsible for their own legal costs.

VAT

All figures are quoted exclusive of VAT, which may be chargeable.

These particulars are provided without any guarantee by the vendor/lessor or agents and do not form part of any contract. Enquiring parties should satisfy themselves as to the correctness of any information or statement made. All measurements are approximate. All figures quoted are exclusive of VAT which may be chargeable. Generated on 07/09/2026