



## Retail Unit With Upper Floors On Peascod Street

### 33 Peascod Street

Windsor, SL4 1EA

Investment, Retail

## TO LET / FOR SALE

1,224 sq ft

(113.71 sq m)

- Self contained
- Retail premises on Peascod Street
- Rear storage room
- Great signage opportunity
- Available for immediate occupation
- Grade II listed building

# 33 Peascod Street, Windsor, SL4 1EA

## Summary

|                |                                               |
|----------------|-----------------------------------------------|
| Available Size | 1,224 sq ft                                   |
| Rent           | £45,000 per annum offers in excess of         |
| Price          | Offers in excess of £650,000                  |
| Rates Payable  | £14,134 per annum<br>approx, from April 2026. |
| Rateable Value | £37,000                                       |
| EPC Rating     | Upon enquiry                                  |

## Description

33 Peascod Street is a self-contained retail premises that comprises a ground, first and second floor. Access to the property is made via Peascod Street. Within the shop, there are two air conditioning units, suspended ceilings, vinyl flooring and spotlights. To the rear right of the shop is a small storage room with access to the upper floors. The upper floors include four rooms, two WCs (one with a shower) and a small kitchen.

## Location

Windsor is a historic and quaint town positioned in Berkshire. Peascod Street is renowned for its unique positioning, which leads towards Windsor Castle. A wide range of amenities are within walking distance, such as Marks and Spencer's, Waitrose, Tesco Express and Heidis. Windsor Eton and Central is an approx 5-minute walk, with trains leaving approx every 30 minutes to Slough. From Slough Elizabeth Line and GWR services are provided with approx 20 minutes to get to London Paddington. Windsor has easy access to the A308, which navigates to Maidenhead and Marlow; the M4 is very close, with Heathrow being 20 minutes away.

## Accommodation

The accommodation comprises the following areas:

| Name   | sq ft | sq m   |
|--------|-------|--------|
| Ground | 522   | 48.50  |
| 1st    | 460   | 42.74  |
| 2nd    | 242   | 22.48  |
| Total  | 1,224 | 113.72 |

## Viewings

By appointment with agent only

## Terms

A new Full Repairing and Insuring Lease for a term to be agreed upon. The lease will be direct with the landlord.

## Business Rates

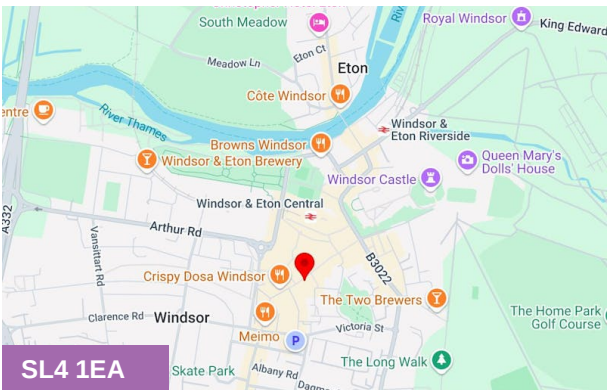
The tenant is responsible for paying business rates to the local authority.

## Legal Costs

Each party is responsible for paying their own legal fees.

## VAT

The property is not elected for VAT.



## Viewing & Further Information



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