



To Let

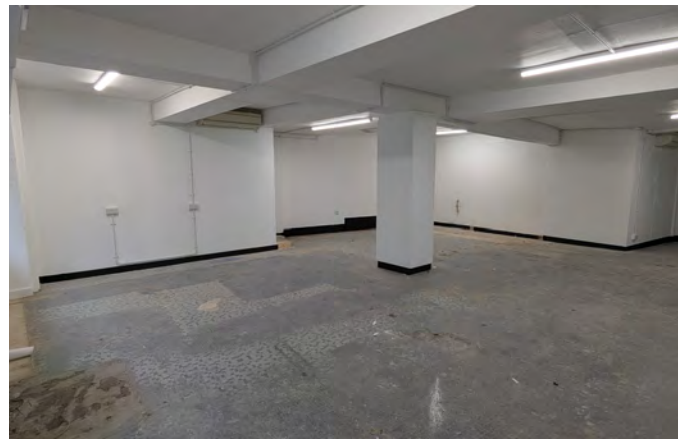
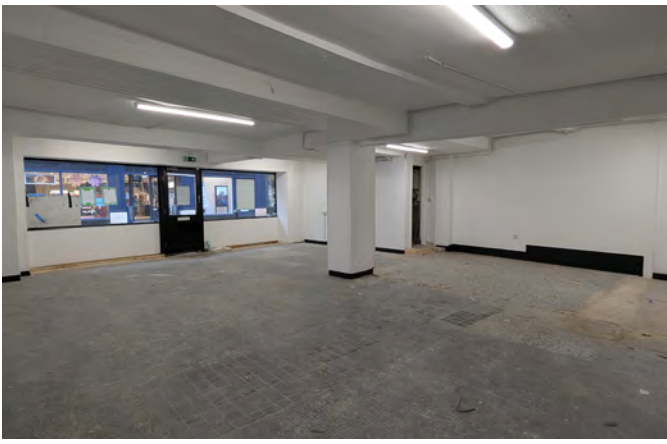
27 Peascod Street, Windsor, SL4 1LU

- Ground and first floors
- Centrally located in Windsor's high street
- Class E use
- Grade II Listed
- Available now following repair and maintenance work by the LL
- Details of the landlord's proposed repair and maintenance works are found on page 2
- Neighbouring retailers include Daniel, Crew, Itsu, M&S and Boots Pharmacy

Ground Floor Retail Sales	796 sq ft	Rent	£ 75,000 p.a. exclusive
First Floor Studio	763 sq ft	Service Charge	TBC
TOTAL	1,559 sq ft	Buildings Insurance	TBC
ITZA	635 units	Rates Payable	£31,080 p.a.

For more information please contact Hicks Baker

T: 0118 959 6144 E: retail@hicksbaker.co.uk W: hicksbaker.co.uk



USE	Class E
TENURE	Leasehold
TERM	A new lease is available direct from the Landlord on terms to be agreed.
RATEABLE VALUE	£56,000. For further information on Retail, hospitality and leisure relief, visit - https://www.tax.service.gov.uk/business-rates-find/search
EPC	B Expires 1st February 2031
VAT	The property is elected for VAT.
REPAIR WORKS	The landlord has submitted planning application ref. 25/01942/LBC, which includes various repair and maintenance works listed here: Landlords proposed repair works Jul25.pdf

Richard Duncan

Retail and Leisure

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Transaction



Management



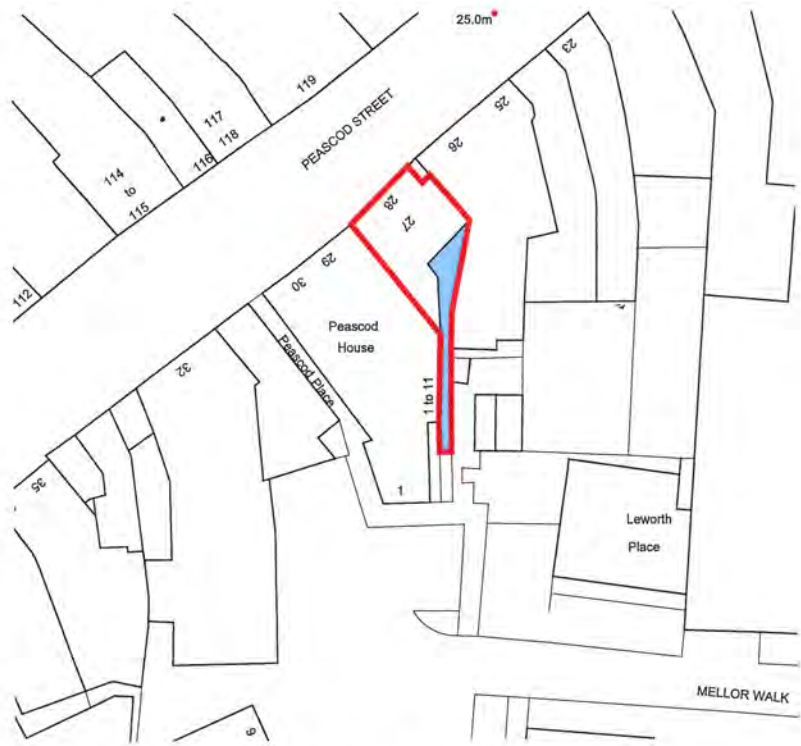
Advice

Lease code

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 here](#).

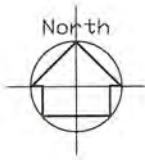
Misrepresentations Act 1967

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Site Plan 1:500



Ground Floor Plan 1:100



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REV	DATE	DESCRIPTION	DRAWN	CHECKED
FOR COMMENT				



harding rose architects

CLIENT	Cromwell Holdings Ltd		
PROJECT	27 Peascod Street, Windsor, SL4 1DU		
TITLE	Ground Floor - Lease Plan		
SCALE	1:100 @A3	DATE	28.05.25
DRAWN	NJR	PROJECT NO.	25.1196
			LP.01

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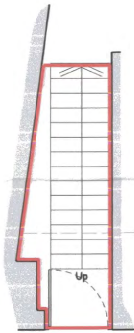
SITE LOCATION PLAN (Scale 1:1250)

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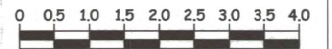
Scale Bar @ 1:1250



GROUND FLOOR PLAN (1:50)



FIRST FLOOR PLAN (1:50)



Scale Bar @ 1:50

CORAL
 One Stratford Place, Mantfichet Road, London, E20 1E7

GENERAL NOTES

DO NOT SCALE FROM THIS DRAWING, ALL
 DIMENSIONS TO BE CHECKED ON SITE.

Rev	Amendment	Date

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 Telephone: 01873 88165 Fax: 01873 881343

Project Name & Address:
**27a Peasod Street,
 Windsor,
 Berks. SL4 1DU**

Title:
**Land Registry Plan
 for First Floor**

Drawn by: RRDS Ltd
 Date: September 2016
 Scale: 1:50 @ A2
 Drawing No: COR541/02/L01

