



## Ground Floor Retail on Windsor High Street

### 7 High Street

Windsor, SL4 1LD

Retail

# TO LET

**370 sq ft**

(34.37 sq m)

- High Street location
- Air conditioning
- Kitchenette with WC
- Feature arch windows
- Basement available by arrangement
- Listed features
- LED spotlights

# 7 High Street, Windsor, SL4 1LD

## Summary

<b>Available Size</b>	370 sq ft
<b>Rent</b>	£30,000 per annum exclusive
<b>Business Rates</b>	Please enquire with agent
<b>Car Parking</b>	Car parking can be provided at an additional cost
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (94)

## Description

Externally, the retail benefits from high arch windows providing good natural light and character. A small lobby is in place upon entry. The retail space itself benefits from the following: wooden flooring, a newly refurbished kitchenette and WC, spotlights, and wall sockets placed throughout.

\*Basement for storage can be provided at an additional cost, please enquire with the agent\*

## Location

Windsor is a historic and charming town situated in the county of Berkshire. There are a variety of amenities within a stone's throw away, such as M&S, Waitrose, Starbucks, The Ivy, Daniel Department Store and Vodafone. The long walk is a short distance from the property, providing a tranquil walk and excellent views of Windsor Castle. Windsor & Eton Central train station is approximately a 5-minute walk, providing regular trains to Slough, where further connections can be provided to Reading and London Paddington. The J6 of the M4 can be accessed via A332, allowing a travel time of approx 25 minutes to Reading and London Heathrow within 15 minutes.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	370	34.37

## Viewings

By appointment with agent only.

## Terms

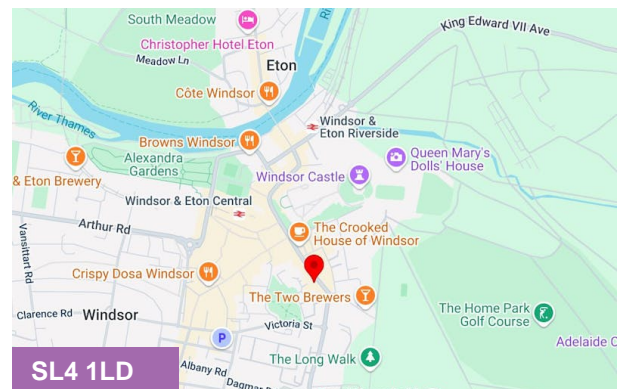
A new lease that will be direct with the landlord.

## Legal Costs

Each party is to pay their own legal costs

## VAT

VAT may be in addition.



## Viewing & Further Information



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