

## PROPERTY PARTICULARS

# Commercial/Bar/Retail Premises

## 27 William Street Windsor Berks SL4 1BB



## TO LET

**5,313 SQ FT (493.60 SQ M) approx**



### Code of Practice

You should be aware that the Code of Practice for 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 – <http://www.commercialleasecodeew.co.uk>

### Disclaimer

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## LOCATION

Windsor is approximately 2 miles from junction 6 of the M4 motorway providing excellent access to the M25 and the nations motorway network. Heathrow Airport is a 15-minute drive. The town has two rail stations serving London Paddington/City (Elizabeth line) and London Waterloo and the Southwest.

The unit is situated on William Street within the town centre and just of the main shopping area of Peascod Street and the popular Windsor Yards shopping centre. Local occupiers include The Royal Mail, Subway, Nationwide Bank, The Jelly Lounge, The Little Gym and Atik Night club.

## DESCRIPTION

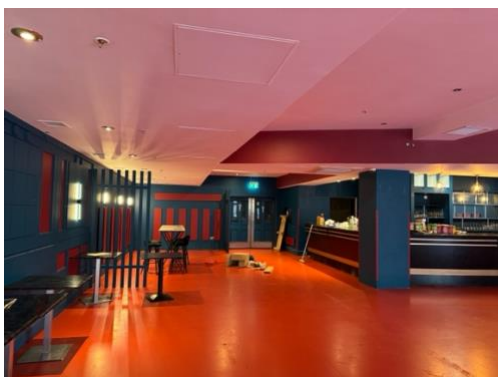
The unit comprises a former bar laid out as a large open plan area with fitted bar to the rear of the trading area. It is situated on the ground floor with excellent frontage on to William Street and a small, fenced patio area. The previous occupiers have left the bar in-situ and chiller unit, which could be left in place subject to negotiations. To the rear of the bar is a tiled kitchen area and storage room previously used as a beer cellar. Male and female WC's and staff changing facilities/locker room and WCs are provided. Loading access is via double doors off James Street.

## ACCOMMODATION

Ground floor bar  
Kitchen  
Store  
WC's  
Staff locker room

**Total 5,313 SQ FT (493.60 SQ M).**

## INTERNAL IMAGES



**TERMS**

The accommodation is being offered on a new lease terms for a maximum term certain of three years.

**RENT**

Quoting rent £70,000 pax .

**VAT**

Unless otherwise stated rents and prices referred to or quoted in connection with this property do not include VAT which may be chargeable.

**BUSINESS RATES**

We are verbally advised by RBWM that the business rates from April 2023 are £47,000.00 pa. Please make your own enquiries 01753 683800.

**EPC**

Energy rating B38.

**PLANNING USE**

Sui Generis – Please make your own enquiries with RBWM for your proposed use 01753 683800.

**LEGAL COSTS**

Each party to bear their own.

**VIEWINGS**

Strictly by prior appointment via the sole agent Mark Potter T: 07970 783107/01753 303322  
E: mpotter@potterassociates.co.uk W: [www.potterassociates.co.uk](http://www.potterassociates.co.uk).

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