

## PROPERTY PARTICULARS

### 9 William Street Windsor Berkshire SL4 1BB



## TO LET SHORT TERM

### RETAIL UNIT WITH ANCILLARY FIRST FLOOR

**APPROX 1,808.52 (168 SQ M)**



#### 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>

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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 South West.

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, Nationwide Bank, Berrys' Jewellers, and Café Nero.

## DESCRIPTION

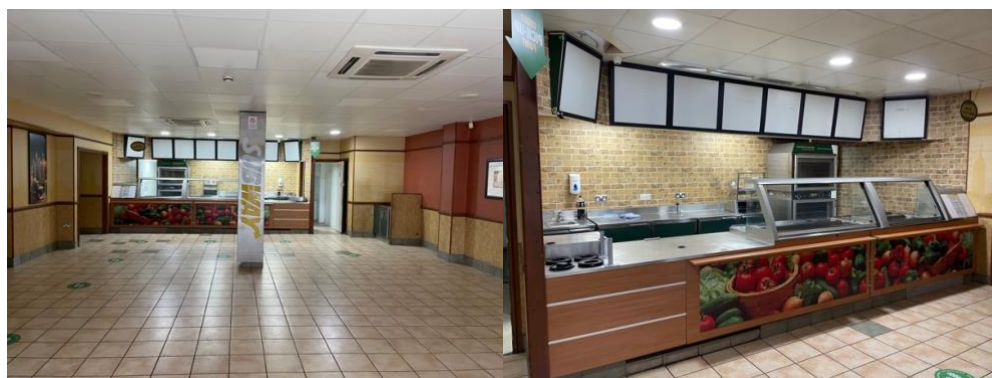
The unit comprises a lock up retail unit with WC and ancillary first floor office/staff room. Formally occupied as a Subway sandwich shop. Loading access is via doors off James Street. The unit has fridge and freezer units which could be included subject to negotiation.

## ACCOMMODATION

Ground floor 1,528.63 sq ft (142.00 sq m)

First floor 279.89 sq ft (26 sq m)

**Total 1,808.52 sq ft (168.00 sq m) ITZA 933.00 sq ft (86.67 sq m) approx**



## TERMS

The accommodation is being offered on a new short term lease for up to three years.

## RENT

Quoting rent at £42,500.00 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 rateable value for the current year is £37,750.00 (April 2023). Please make your own enquiries.

## EPC

Energy rating D88

## PLANNING USE

Class E – Please confirm with RBWM for your proposed use.

## LEGAL COSTS

Each party to bear their own

## VIEWINGS

Strictly by prior appointment via the sole agent Potter Associates:

Mark Potter T: 01753 303322 or 07970 783107

E: [mpotter@potterassociates.co.uk](mailto:mpotter@potterassociates.co.uk) W: [www.potterassociates.co.uk](http://www.potterassociates.co.uk) REF: PA0044

