



PMCD RETAIL

SHOPS & RESTAURANTS



MODERN RETAIL UNIT IN WINDSOR TO LET 935 sf (86.9 sm)

63 PEASCOD STREET, WINDSOR SL4 1DE

- MODERN SHOP UNIT IN POPULAR TOURIST TOWN
- REDUCED RATES FOR 2024/2025 TAX YEAR SUBJECT TO STATUS
- REAR SERVICING
- NEXT TO RUSH HAIR AND CLOSE TO GAILS BAKERY
- 3-PHASE POWER

LOCATION

The property is situated on the southern section of Peascod Street which is the premier pedestrianised shopping road in Windsor. It is adjacent to Rush hair salon, close to Gails Bakery and Specsavers. Windsor is an affluent shopping town offering a huge range of goods, services and leisure activities. It also has many tourist attractions including Windsor Castle and Windsor Great Park, both of which are within a short walk of the property.





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Your contact for this property

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DESCRIPTION

A modern retail unit on ground floor currently arranged as restaurant space with servery, kitchen/prep area and male and female customer WCs. It has a total floor area of approx. 935 sq ft (86.9 sq m). Please note that there is no external cooker extraction nor ability to fit one.

ENERGY PERFORMANCE CERTIFICATE

Rating D (98)

TERMS

A new lease is available on terms to be agreed at a rent of £42,500 per annum exclusive of business rates, building insurance, service charge, utilities and VAT (if applicable).

BUILDING INSURANCE

The current annual building insurance premium for the property is approx. £327 + VAT – the policy is due for renewal in April 2024.

SERVICE CHARGE

There is no annual service charge; the apportioned cost of repairs to the retained parts of the building will be rechargeable on an “ad hoc” basis.

VAT

We are advised the property is elected for VAT so this will be chargeable on the rent and other sums due at the prevailing rate - currently 20%.

BUSINESS RATES

The property has a 2023 Rateable Value of £28,500 with rates payable of approx. £14,222 before applicable reliefs for the 2024/25 tax year. **NB: The government has announced a continuation of the 75% Retail, Hospitality & Leisure Relief for qualifying businesses for the 24/25 tax year rendering rates payable of approx £3,555 for the tax year. Please contact RBWM Council for further information 01628 796623.**

ATTENTION TO RETAIL

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VIEWING

Strictly by appointment through the sole agents:

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