



## 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
- Neighbouring retailers include Daniels, Crew, Itsu, M&S and Boots Pharmacy

Ground Floor Retail Sales	796 sq ft
First Floor Studio	763 sq ft
TOTAL	1,559 sq ft
ITZA	635 units
Minimum floor to ceiling	TBC
Max. floor to ceiling	TBC
Rent	£75,000 p.a. exclusive
Service charge	N/A (FRI lease)
Buildings Insurance	TBC
Rates Payable	£30,862 p.a. (Est)

For more information please contact Hicks Baker

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<b>USE</b>	Class E
<b>TENURE</b>	Leasehold
<b>TERM</b>	A new lease is available direct from the landlord on Full Repairing and Insuring basis, terms to be agreed.
<b>RATEABLE VALUE</b>	GF: £62,000 FF - £11,000. 2026 List.
<b>EPC</b>	B Expires 1st February 2031
<b>VAT</b>	The property is elected for VAT.

Richard Duncan

Retail and Leisure

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Transaction



Management



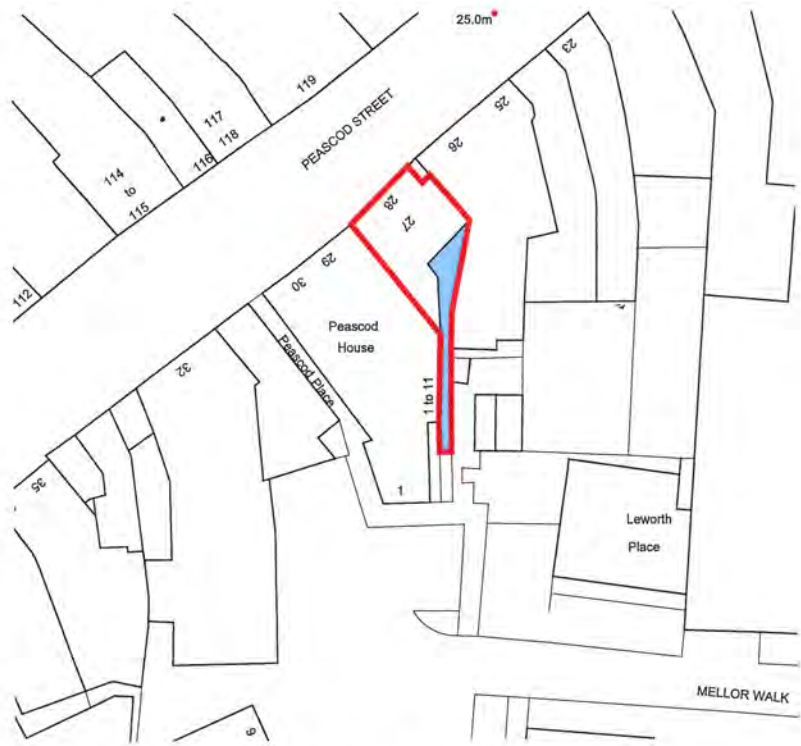
Advice

### 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](#).

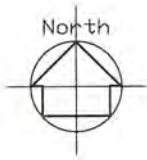
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Site Plan 1:500



Ground Floor Plan 1:100



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REV	DATE	DESCRIPTION	DRAWN	CHECKED
<b>FOR COMMENT</b>				



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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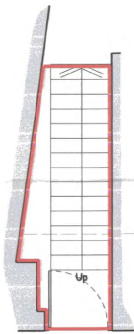


**SITE LOCATION PLAN (Scale 1:1250)**

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0 10 50m

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  
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Rev	Amendment	Date

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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



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