



WINDSOR ROYAL

SINCE 1897

YARDS SHOPPING UNIT TO LET *Unit 3-5*



LOCATION

Windsor is an historic town and one of the UK's leading tourist destinations benefitting from over 11 million tourist visits per annum and has one of the most affluent catchments in the UK.

The prominent corner unit is to be situated within Windsor Yards, in close proximity to a main entrance to the scheme from Peascod Street, the town's pedestrianised high street. The unit forms part of a new redevelopment of Amberley Place, which will also deliver a new gym, 180 room hotel and public realm improvements.

Windsor Yards is the prime fashion pitch within the town and provides the principal shoppers car park. Nearby retailers include; **The White Company, Robert Gatward Jewellers, Oliver Bonas, Brook Taverner, Ole & Steen, Sostrene Grene, Newbie, Pret, Clarendon Fine Art, Zara, H&M and Waitrose.**

ACCOMMODATION

To be delivered to a shell specification with glazing and levelled floors. There is potential for external seating, with the exact size to be confirmed. Approximate proposed gross internal areas:-

Ground Floor	313.50 m ²	3,375 sq ft
Basement	160.80 m ²	1,731 sq ft

LEASE TERMS

The property is available for a term to be agreed.

RENT

£125,000 per annum exclusive.

SERVICE CHARGE

The approximate annual service charge is £29,250.

BUSINESS RATES

The property is to be assessed following completion of works.

ENERGY PERFORMANCE CERTIFICATE

To be assessed following completion of works.

LEGAL COSTS

Each party is to be responsible for their own costs.

POSTCODE

SL4 1TG

Subject to Contract March 2026



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For further information on leasing opportunities please contact the agents.



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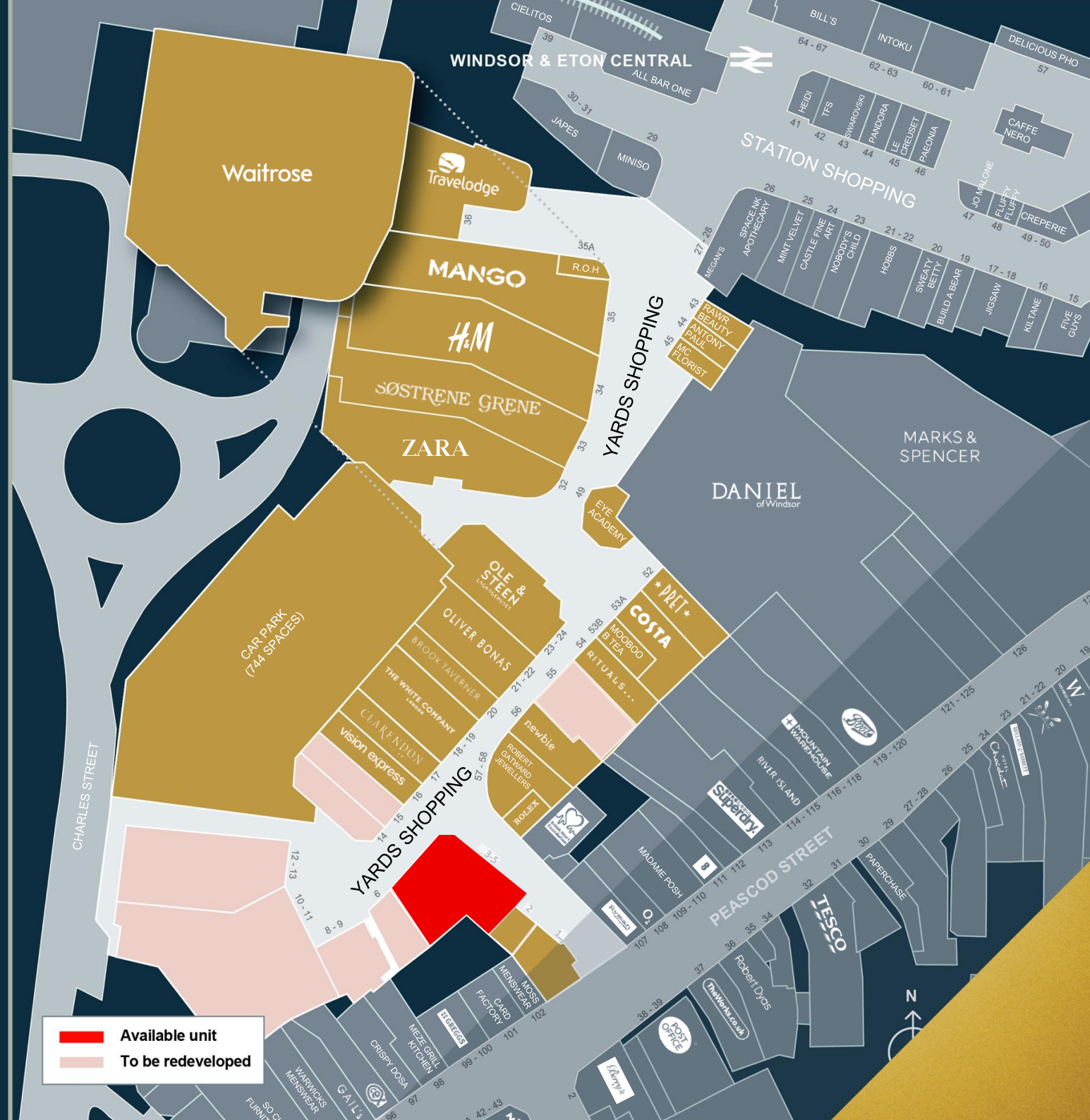
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Available unit
To be redeveloped