



WINDSOR ROYAL
SINCE 1897

STATION SHOPPING SHOP TO LET *Unit 31-32*



LOCATION

Windsor Royal Station is situated opposite Windsor Castle, which benefits from over 8.5m tourist visits per annum and Windsor has one of the most affluent catchments in the UK.

The restaurant unit sits opposite to **All Bar One** and forms part of the primary F&B pitch within the town, attracting both tourists and locals to extend their shopping stays. Tenants include; **Bills, Five Guys, Banana Tree, Intoku** and **Cinnamon Café**.

The centre is home to aspirational retailers including; **Hobbs, Jigsaw, Space NK, Jo Malone, Sweaty Betty** and **Mint Velvet**.

ACCOMMODATION

Approximate dimensions and net internal areas:-

Gross Frontage	17.31 m	56 ft 9 in
Net Frontage	10.65 m	34 ft 11 in
Shop Depth	7.22 m	23 ft 8 in
Shop Width	23.66 m	77 ft 7 in
Ground Floor	129.10 m²	1,389 sq ft
External Seating	44.41 m²	478 sq ft

LEASE TERMS

The property is available for a term to be agreed.

RENT

£60,000 pax.

SERVICE CHARGE

The approximate annual service charge is £33,221.

BUSINESS RATES

We are advised by the Local Authority that the premises are assessed as follows:-

Rateable Value: £50,500

UBR (2025/26) 49.9p

Interested parties are advised to contact the Royal Borough of Windsor & Maidenhead Council on 01628 798 888.

ENERGY PERFORMANCE CERTIFICATE

Band D. Report available on request.

LEGAL COSTS

Each party to be responsible for their own costs.

POSTCODE

SL4 1TF

Subject to Contract & Vacant Possession February 2025



WINDSOR ROYAL

SINCE 1897



Available unit

For further information on leasing opportunities please contact the agents.

GCW.

Nick Warr
07803 051205
nick.warr@gcw.co.uk

Jack Suiter
07538 534553
jack.suiter@gcw.co.uk

green&partners

Adam Bindman
07825 442413
adam.bindman@greenpartners.co.uk

Matt Beardall
07912 746923
matt.beardall@greenpartners.co.uk

Sophie Marich
07375 625623
sophie.marich@greenpartners.co.uk

Misrepresentation Act 1967: GCW and Green & Partners for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The lessor(s) do not make or give and neither GCW, Green & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.