

TO LET

89 St Leonards Road

Windsor, Berkshire SL4 3BZ

Air-conditioned Class E ground-floor retail unit with shopfront, 693 sq ft

RENT

£25,000 per annum

Exclusive of business rates, service charge and VAT, if applicable. Lease terms to be confirmed.

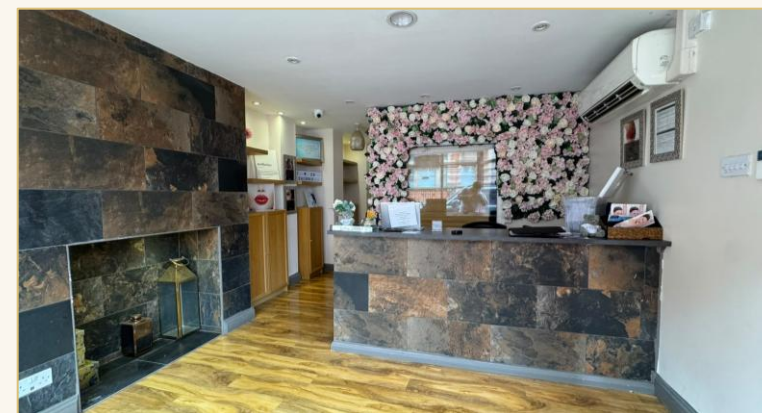


AT A GLANCE

693 sq ft ground floor, 64.3 sq m

3 private rooms

1 WC, plus storage



PROPERTY DETAILS

A Class E retail unit in central Windsor

DESCRIPTION

A ground-floor Class E retail unit with a glazed corner shopfront, currently fitted out and trading as an aesthetics clinic. It has a reception, three private rooms, an open consultation area, storage and one WC.

TERMS

Available on a new lease at £25,000 per annum, exclusive of business rates, service charge and VAT, if applicable. Lease length, rent reviews and deposit to be confirmed. For business rates, interested parties are recommended to contact the Royal Borough of Windsor and Maidenhead.

LOCATION

On St Leonards Road, a street of independent shops, cafés and clinics close to Windsor town centre and the castle. Windsor & Eton Central station is about 0.8 miles away.

USE

Class E covers retail, office and clinic use, so the unit can stay a clinic or be refitted as a shop or office. The unit benefits from air conditioning. Which fixtures and equipment remain is to be confirmed.

QUICK FACTS

RENT

£25,000 per annum

SIZE

693 sq ft (64.3 sq m)

USE CLASS

Class E: retail, office or clinic

LEASE

New lease, terms to be confirmed

BUSINESS RATES

Enquiries to the local authority

VIEWING

Strictly by appointment





KEY FEATURES

Flexible Class E space, fitted as a clinic



693 sq ft

Ground floor, about 64.3 sq m in total



Reception

Tiled reception counter and waiting area at the front



Three private rooms

For treatment, office or stock



WC and storage

One WC at the rear, with built-in storage in the corridor



Air conditioning

Wall units in reception and rear rooms



Corner shopfront

Glazed frontage on St Leonards Road

ACCOMMODATION

Private rooms that suit treatment or office use

REAR ROOM



Currently a treatment room, with air conditioning and a wash basin.

Furniture and equipment shown are the current occupier's and may not be included.

SECOND ROOM



Wall shelving and power points; would also suit an office or stockroom.



LOCATION

Close to Windsor town centre and the M4

0.8 mi

to Windsor & Eton Central

2 mi

to M4 Junction 6

20 min

drive to Heathrow

RAIL

Windsor & Eton Central runs a shuttle to Slough for the Elizabeth line and Paddington. Windsor & Eton Riverside, about 1 mile away, serves London Waterloo.

BY CAR

Junction 6 of the M4 is about 2 miles away, giving access to London, Reading and Heathrow.

TOWN CENTRE

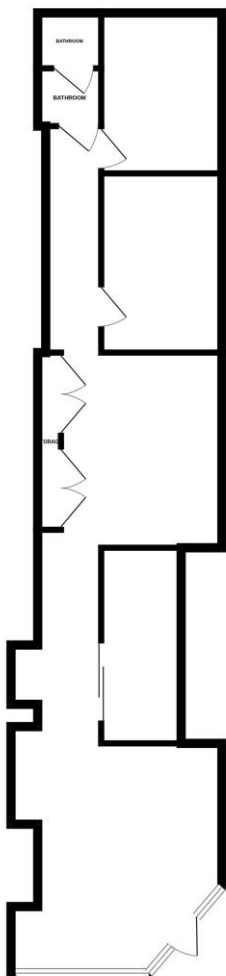
Windsor Castle, Peascod Street and the Windsor Royal shopping centre are within walking distance.

LOCAL AREA

St Leonards Road has independent shops, cafés, dentists and clinics. King Edward VII Hospital is on the same road.

Distances and travel times are approximate.

GROUND FLOOR
693 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA: 693 sq.ft. (64.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION AND TERMS

693 sq ft on one floor

Floor area	693 sq ft (64.3 sq m), ground floor
Layout	Reception, consultation area, three private rooms, storage and one WC; air conditioned
Use class	Class E: retail, office or clinic
Rent	£25,000 per annum, exclusive
Lease	New lease; terms to be confirmed
Business rates	Interested parties are recommended to contact the Royal Borough of Windsor and Maidenhead
Service charge	To be confirmed
VAT	To be confirmed
EPC	B (41)

Floor plan for illustration only and not to scale. All areas are approximate.

RENT

£25,000

per annum, exclusive of business rates, service charge and VAT

VIEWING

Strictly by appointment with Apex Real Estate.

01753 336 444


REAL ESTATE



ARRANGE A VIEWING

Speak to us about 89 St Leonards Road

Viewings are strictly by appointment. Please contact Davleen to arrange a time.

YOUR CONTACT

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