

## LEASE FOR SALE

### 17 WINDSOR ROYAL STATION, WINDSOR SL4 1PJ



#### LOCATION

The premises occupy an extremely prominent position directly facing the main entrance to Windsor Royal Station, immediately adjacent to Jigsaw. Nearby retailers including Jo Malone, Hobbs, Joules and Molton Brown.

#### ACCOMMODATION

Gross Frontage	19 ft 7 ins	6.00 m
Ground Floor Sales	720 sq ft	66.89 sq m
First Floor Storage/Ancillary	380 sq ft	35.30 sq m
<b>Total</b>	<b>1,100 sq ft</b>	<b>102.19 sq m</b>

#### TENURE

The premises are held by way of a full repairing and insuring lease for a term of 15 years expiring on 22<sup>nd</sup> February 2033. The lease is excluded from the security of tenure and compensation provisions of the Landlord and Tenant Act.

#### PASSING RENT

£76,000 per annum exclusive subject to upwards only rent reviews on 23<sup>rd</sup> February 2023 and 2028.

#### ASSIGNMENT

Our client is prepared to assign their leasehold interest at nil premium to a client of sufficient financial standing and subject to Landlord consent. Alternatively a sub-lease will be considered.

#### BREAK CLAUSE

The Tenant is permitted to terminate the lease on 22<sup>nd</sup> February 2024 and 2029 subject to providing 6 months prior written notice.

#### RATES

Rateable Value: £51,500  
Interested parties are advised to make their own enquiries with the Local Rating Authority.

#### EPC

An EPC is available on request.

#### VIEWING

By appointment through sole agents Union:

##### Nick Ware

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50 metres

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