Lot 6, 23 Thames Street, Windsor,
Berkshire SL4 1PL

For sale by Auction on 10th December 2026 (unless sold or withdrawn prior)



Freehold Retail Investment

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Berkshire SL4 1PL

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Property Information

Freehold Retail Investment

- Prime Tourist location adjacent to Windsor Castle
- Let on a new lease until 2040 (subject to mutual break option on 19 December 2035)
- Grade II listed building
- Approx. floor area of 149.45 sq m (1,607 sq ft) with rear courtyard
- Equidistant between Central Railway Station and Riverside Railway Station, close to Windsor Royal Shopping Centre
- Nearby occupiers include, Zizzi, McDonald's, Honest Burgers, Prezzo, Nando's, Pizza Express & Joe & the Juice

Lot
6

Auction
10th December 2026

Rent
£53,000 per Annum Exclusive

Status
Available

Sector
High Street Retail

Auction Venue
Live Streamed Auction

Location

Miles	16 miles north-west of Henley, 20 miles of south-west of Reading, 25 miles west of Central London
Roads	A308, A332, M4 (Junction 6), M25 (Junction 15)
Rail	Windsor and Eton Riverside Railway Station
Air	London Heathrow Airport

Situation

The property is prominently situated on the north side of the busy Thames Street in the heart of the main tourist area of Windsor, Equidistant between Central Railway Station and Riverside Railway Station, adjacent to Windsor Castle. The property benefits from close proximity to Windsor Royal Shopping Centre, which includes occupiers such as Bill's, Jo Malone, Pandora, Whistles and Jigsaw. Additional nearby occupiers include, Zizzi, McDonald's, Honest Burgers, Prezzo, Nando's, Pizza Express & Joe & the Juice.

Tenure

Freehold.

Description

The property comprises a Grade II listed building arranged over four floors, providing retail/ancillary accommodation at ground and first-floor levels, with ancillary accommodation in the basement and at second-floor level. The property also benefits from a courtyard to the rear.

VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement First Second	Retail Ancillary Retail/Ancillary Ancillary	47.25 17.40 44.90 39.90	(508) (187) (483) (429)	MIR'S TRADING LTD. t/a Windsor Convenience & Souvenir Store	15 years from 19/12/2025 (1)	£53,000	19/12/2030 19/12/2035
Total		**149.45**	**(1,607)**			**£53,000**	

(1) The lease provides for a mutual option to determine the lease on 19/12/2035 on serving 6 months notice. The lease also has the benefit of a personal guarantor and a £26,500 rent deposit.
N.B. The floor areas stated above are those published by the Valuation Office Agency (ww.voa.gov.uk).


British


British






WINDSOR CASTLE
WINDSOR CASTLE
HORSESHOE CLOISTER
THAMES STREET
CURFEW YARD
ZIZI RESTAURANT
24-25
WINDSOR CONVENIENCE & SOUVENIR STORE
THE GREAT BRITISH COLLECTION
23
CROWN CAFE
22
FUDGE KITCHEN
20
PREZZO ITALIAN RESTAURANT
19
HONEST BURGERS
18
THE KING & CASTLE
15-16
MCDONALD'S
13-14
VIVA CHINESE BUFFET
12
MAMMA MIA!
12A
A P SOUVENIRS & GIFTS
11
CUP OF ROSIE
2
NANDO'S
10
BROWN RICE
9
PIZZA EXPRESS
7-8
TG JONES
5-6
DUCHESS OF CAMBRIDGE
3-4
VACANT
2
THE JUICE
1
DWGS
24
25
26
BILLS RESTAURANT
64-67
INTOKU
62-63
VACANT
60-61
VACANT
57
WC
VACANT
56
50 m
100 m
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2026