

lot 6

140 Peascod Street Windsor, Berkshire SL4 1DS

Rent
£53,000 per
annum
exclusive
(plus vacant
offices above)

Freehold Retail Investment (with vacant
offices above)

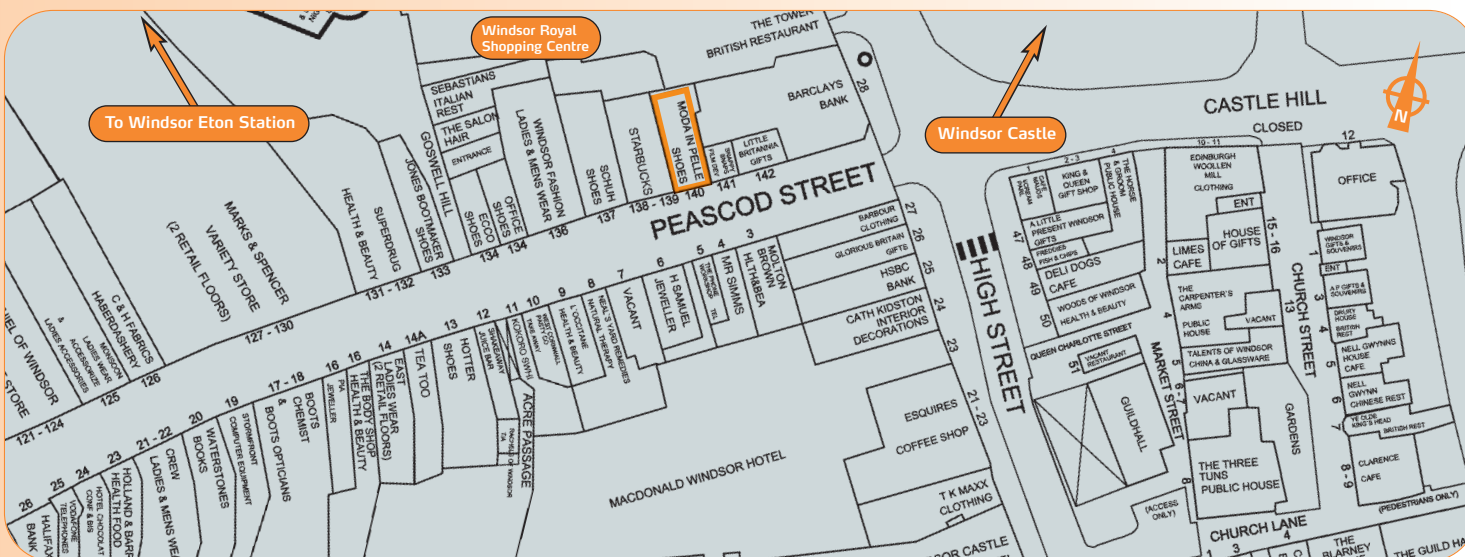
- Part let to tenant trading as Moda in Pelle
- Self-contained offices above with potential to convert to residential (subject to consents)
- Nearby occupiers include Marks & Spencer, Starbucks, Gap, Boots the Chemist, L'Occitane, White Stuff, Molton Brown, River Island and Superdry

- Close to Windsor Royal and King Edward Court Shopping Centres
- Approximately 100 metres from Windsor Castle
- Popular and Historic Tourist Town



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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 situated on the northern side of the pedestrianised Peascod Street, Windsor's prime retailing thoroughfare in the heart of Windsor town centre and approximately 100 metres from Windsor Castle. Nearby occupiers include Marks & Spencer, Starbucks, Wagamama, Boots the Chemist, L'Occitane, White Stuff, Gap, River Island and Superdry. The property benefits from close proximity to Windsor Royal Shopping Centre which houses occupiers including Gourmet Burger Kitchen, Café Rouge, Aquascutum, Links of London and Jo Malone. King Edward Court is also a short walk away, housing retailers

including Next, New Look, Topman, H & M and Fat Face. **Description**
The property, a Grade II listed building, comprises a ground floor shop with ancillary accommodation at basement level and separately accessed office accommodation on the first and second floors, accessed from Peascod Street.

Tenure

Freehold.

VAT

VAT is applicable on this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant.	Rent p.a.x.	Term	Reversion
Ground	Retail/Ancillary	71.16 sq m (766 sq ft)	MIP (FAITH) SOUTHAMPTON LIMITED t/a Moda in Pelle (1)	£53,000	5 years from 25/10/2012 on a full repairing and insuring lease (2)	24/10/2017
Basement	Ancillary	20.90 sq m (225 sq ft)				
First	Offices	50.26 sq m (541 sq ft)	VACANT POSSESSION	-	-	-
Second	Offices	20.90 sq m (225 sq ft)				
Attic	Disused	- (-)				
Totals		163.23 sq m (1,757 sq ft)		£53,000		

(1) Moda in Pelle was founded in 1975 and sells women's shoes and accessories. They currently operate out of almost 60 stores nationwide from locations including Brixton, Holloway, Marlow, Amersham, Winchester, Oxford, Bath and Brighton. (Source: www.modainpella.com 10/08/2016)
(2) The lease is subject to a Schedule of Condition.

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