

# Lot 5

£57,500 Per Annum  
Exclusive

## 23 Thames Street, Windsor, Berkshire SL4 1PL

Freehold Retail/Cafe Investment



### Key Details

- Prime Tourist location adjacent to Windsor Castle
- 149.55 sq m (1,610 sq ft) with rear courtyard
- Let to well established chocolate shop/cafe (t/a Dr Choc's) until 2026 (no breaks)
- Equidistant between Central Railway Station and Riverside Railway Station
- Nearby occupiers include, Zizzi McDonald's, WHSmith, JD Wetherspoon and Nando's

### 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 that houses occupiers including Bill's, Cafe Rouge, Jo Malone, Pandora, Whistles, Joules and Jigsaw. Nearby occupiers include, Zizzi McDonald's, WHSmith, JD Wetherspoon and Nando's.

### Description

The property is a Grade II listed building comprising ground floor retail accommodation, first floor cafe, second floor ancillary accommodation and basement storage. The property also benefits from a courtyard to the rear with outside seating areas for customers.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Band D. See legal pack.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	49.70 sq m	(535 sq ft)	INDIVIDUAL t/a Dr Choc's	10 years from 12/04/2016	£57,500	12/04/2021 (11/04/2026)
First	Cafe	42.82 sq m	(461 sq ft)				
Second	Ancillary	41.24 sq m	(444 sq ft)				
Basement	Storage	15.79 sq m	(170 sq ft)				
<b>Total</b>		<b>149.55 sq m</b>	<b>(1,610 sq ft)</b>			<b>£57,500</b>	



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