

WINDSOR



FORMER HSBC –  
25 HIGH STREET, WINDSOR SL4 1LN



## DEMOGRAPHICS

Windsor has a retail catchment of over 300,000 people and is ranked within the UK's top 10 most affluent catchments. This is reflected in its per capital retail spending levels which are significantly above the UK average and population categorised within the most affluent AB social group. This stands at 37% compared to the UK average of 22% and including AB/C1, rises to 71%.

Windsor attracts 7.6 million visitors a year, from both the UK and overseas. Recent figures show tourism generated approximately £441.8m on trips to Windsor and Maidenhead, and approximately £420.1m directly benefited local businesses (Source: [www.windsor.gov.uk](http://www.windsor.gov.uk)).

## LOCATION

An affluent and historic market town in Berkshire, famed for Windsor Castle, one of the official residences of the British Royal Family since the 12th century.

Listed as a UNESCO World Heritage Site, the Castle offers a glimpse into 900 years of British history. Located on the banks of the River Thames, Windsor boasts a picturesque setting and vibrant market tradition.

The Property is situated by the junction of Peascod Street and High Street, diagonally opposite Windsor Castle. This is a busy location benefiting from both local custom and significant footfall drawn to the area from overseas and domestic tourists alike.

## DESCRIPTION

An impressive former banking premises arranged over basement to third floor. The upper levels are to be converted into high quality residential accommodation, leaving the ground and basement and part first floor available for commercial use.

Plans are available on request.

## TENURE

Leasehold

## EPC

Available upon request

## BUSINESS RATES

The freehold will be separated to provide high quality residential accommodation at the upper levels, with commercial retained at ground, basement and part first floor level. A new rating assessment will therefore be required.

The current Rateable Value for the entire property (basement to third floor) is £55,500.

Interested parties are advised to make their own enquiries of the Local Authority:

01628 796623 / [businessrates@rbwm.gov.uk](mailto:businessrates@rbwm.gov.uk)

## QUOTING RENT

£75,000 per annum exclusive

## TERMS

The premises are available by way of a new lease.

## ACCOMMODATION

A former banking unit, with the upper levels to be converted into smart residential units. This will leave a basement, ground, and part first floor as follows:

Ground Floor	1,121 sq.ft	104.0 sq.m
Basement	1,215 sq.ft	113 sq.m
First Floor	667 sq.ft	62 sq.m
<b>Total</b>	<b>3,003 sq.ft</b>	<b>279 sq.m</b>



**VAT:** References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

For further information please contact the following:



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