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## Crosses Corner

73 Peascod Street, Windsor, Berkshire SL4 1DH

### To Let Nil Premium

- Free of Tie New Lease Opportunity
- Prominent Windsor town centre location
- Single bar with space for approx. 70 covers
- Domestic accommodation
- Ideal owner / operator venue

**SOLE LETTING RIGHTS**  
REF: LA-721468

#### VIEWING

Strictly by appointment only through Fleurets London office on 020 7280 4700. An initial discreet viewing on a customer basis is advised. Staff are unaware and should not be approached.

#### LOCATION

The Crosses Corner is prominently located at one end of Peascod Street, (a pedestrianised high street) in Windsor town centre, at a crossroads with Clarence Road, Victoria Street and St Leonards Road. Windsor is a thriving, year round tourist location. Windsor Castle is circa.0.3 miles away.

#### DESCRIPTION

A two storey building under multi pitch and tiled roofs with various single storey extensions to front, side and rear. Mainly painted and rendered with exposed brick to recess first floor elevation and sash windows to return. Patio style external trade garden which is fully enclosed with access via the pub and gated access via the road.

## TRADE

No trade is warranted or sold.

## ACCOMMODATION

### Ground Floor

Dual entrances leading into a single bar trade area, exposed timber flooring with various character features including dado rails and centrally located open fire places. The trade area is split into three separate areas with space for approximately 70 covers in total. Bar servery to the front and double doors to the rear leading to the external trade area.

Patio style external trade garden. Fully enclosed with access via the pub and gated access via the road.

Ladies toilets.

Gentleman's toilet (located at first floor from a separate staircase).

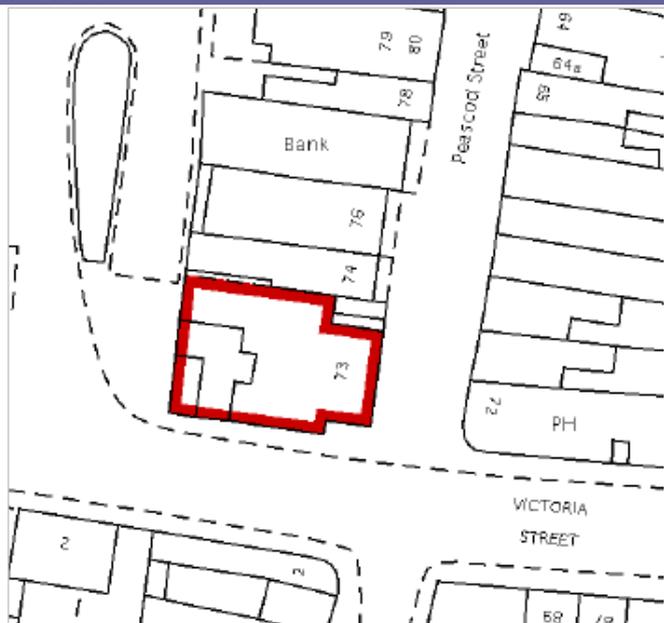
### Trade Kitchen

Non slip floor, stainless steel work surfaces, part tiled walls and extraction.

### First Floor

Double bedroom, living room, office leading to shower room.

## SITE PLAN



Ordnance Survey © Crown Copyright (2018) All rights reserved. Licence number 1000047722

## TENURE

New free of tie lease to be offered. Terms to be agreed. Guide rent of £45,000 p.a. A deposit will be required equivalent to three months rent including an amount equivalent to VAT.

## LICENCE

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Monday – Saturday - 10:00am - 1:00am

Sunday 12:00pm - 00:00am (midnight)

Late Night Refreshment:

Monday – Saturday 11:00pm - 01:00am

Sunday 11:00pm - 00:00am (midnight)

## BUSINESS RATES & COUNCIL TAX

The property is in an area administered by Windsor & Maidenhead Council.

The VOA website shows the property has a 2017 Rateable Value of £43,900.

The domestic accommodation is within Band D for council tax purposes.

## SERVICES

We are informed that the premises benefit from all mains services.

## PLANNING

We are informed by Royal Borough of Windsor and Maidenhead that this is a Grade II listed building and also sits within Windsor Town Centre Conservation Area.

## MINIMUM CAPITAL REQUIRED - £50,000

Applicants must be able to demonstrate minimum capital of £50,000 to cover purchase of the landlord's inventory, pay one quarter's rent, insurance, cover legal fees and working capital. Please note this estimate does not include a cost for refurbishment.

## APPLICATION PROCEDURE

Applicants are requested to complete a Criterion Asset Management application form and provide a business plan, cashflow forecast and evidence of funding prior to interview. To obtain an application form, contact Fleurets London office on 020 7280 4700.



4 Roger Street, London WC1N 2JX  
T 020 7280 4700  
E londonagency@fleurets.com  
fleurets.com - Our Reference: LA-721468

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## FURTHER INFORMATION

- (i) The lessee will be responsible for a contribution of £1,200 towards the Landlord's reasonable legal costs.
- (ii) All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for advice in this respect.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. Prospective purchasers should consult their accountant for professional advice in this respect.

## EPC

**Energy Performance Certificate** HM Government  
Non-Domestic Building

**Crosses Corner Wine Bar**  
73 Peascod Street  
WINDSOR  
SL4 1DH

**Certificate Reference Number:**  
0750-0439-0429-5022-3006

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This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A

0-25

B

26-50

C

51-75

D

76-100

E

101-125

F

126-150

G

Over 150

95

This is how energy efficient the building is.

**Technical information**

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	233
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	135.37

**Benchmarks**

Buildings similar to this one could have ratings as follows:

35

If newly built

57

If typical of the existing stock

## LOCATION MAP



Map Data © 2018 Google

## FURTHER INFORMATION

For further information please contact: James Davies at our London office on 020 7280 4700 or email [londonagency@fleurets.com](mailto:londonagency@fleurets.com).

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