

SHOPS TO LET



592-624 Sq. Ft. (55-58 Sq. M.)

47-49 High Street

Eton

SL4 6BL

TWO ATTRACTIVE SHOP UNITS WITH A1/A2/A3 CONSENT
AVAILABLE Q4 2018

kemptoncarr.co.uk | Windsor office 01753 851251



Location

The property is located in a distinctive and historic building in the centre of the Thameside town of Eton and within a short walk of the River Thames and Windsor Bridge. Eton has a mix of predominantly independent traders but also multiples including Barclays Bank, Jack Wills and Costa Coffee. In addition there is a wide range of independent eateries and public houses and is a popular destination for tourists and families alike.

Windsor Town Centre is close by and is situated just a few minutes walk across the River Thames.

Windsor & Eton Riverside Station is within five minutes walk from the subject property providing a regular and direct service to London Waterloo. Heathrow Airport is 20 minutes drive from the property.

Description

The properties comprise 2 refurbished shop units in a prominent location within Eton High Street and will be finished with the original period features in place. The tenant will be responsible for their own internal fitting out, within the restrictions of the listed building.

Accommodation

	Sq. Ft.	M2
Shop 1	592	55
Shop 2	624	58
TOTAL	1,216	113

Approx gross internal area (GIA)

Terms

Rental POA

The properties will be offered on a new lease for a term to be agreed.

Business Rates

The premises will be subject to reassessment following completion of the building works.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Amenities

- Prominent location
- Available on New Leases on Term to be Agreed
- Close to River Thames
- Available Q4 2018
- Ideal for Coffee Shop/Catering Use
- To Be Refurbished

Energy Performance Rating

T.B.C

Viewing and further information



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