

KEMPTON

CARR

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SHOP

FOR SALE



41 High Street
Eton | SL4 6BD

- Grade II Listed
- Prominent Location
- Immediately Available
- Sale Price: £215,000

Further services

Building surveying | Building defects and environmental analysis | Public sector consultancy | Valuations | Lease renewals and rent reviews
Land sales, planning and development | Landlord and tenant services | Commercial property agency & acquisitions | Expert witness & litigation
Project management and contract administration | Leasehold advisory | Commercial and residential property management | LPA receivership

Location

The property is prominently located in Eton High Street in a distinctive and attractive building in the centre of the Thameside town of Eton and within a short walk of the River Thames and Windsor Bridge.

Eton is home to the world famous public school and has a wealth of many fine buildings in an attractive location. Eton is within proximity to a wide range of shops, theatre and restaurants in Windsor town centre which are situated just a few minutes' walk across the River Thames.

Windsor and Eton Riverside station is a 5 minute walk from the subject property providing regular and direct service to London Waterloo. Heathrow Airport is 20 minutes' drive from the property.

Description

The property comprises ground floor refurbished lock-up shop with the benefit of A1 planning consent providing good clear retailing space plus storeroom/kitchen and single WC.

Amenities

- WC
- Kitchen/Store
- Grade II Listed
- Newly Refurbished
- Immediately Available

Terms

The premises are available for sale on a new 999 Year Lease at a peppercorn rent.

In addition there will be a service charge to cover a proportion of building insurance premium and ad hoc repairs as required.

We understand the property is not elected for VAT.

Accommodation

Approximate floor areas (NIA):

Floor area (provided by third party)	500 sq ft (46.5 sq m)
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Business rates

To be re-assessed

Viewing

For viewing and further information please contact:

Kempton Carr Croft

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