

KEMPTON

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CROFT

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PROMINENT RETAIL PREMISES

With A2 Use

TO LET

3,107 sq ft



Former Banking Hall Premises

15 High Street

Eton | SL4 6AY

Further services

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Location

15 High Street, Eton is an attractive building situated in the centre of the Thameside village of Eton.

Eton is home to the world famous public school Eton College and a wealth of many fine buildings. The property is in close proximity to the 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 short walk from the property providing regular and direct access to London Waterloo. Heathrow airport is 20 minutes drive from the property.

Description

The property comprises former Coutts Banking Hall offering a number of possibilities to occupiers, currently providing ground floor retail space with ancillary office accommodation to the rear plus ancillary space on the upper floors.

The property would lend itself to a number of uses (subject to Planning and Landlord's consent).

Business Rates

The premises currently have the Rateable Value of £23,750.

Terms

The property will be made available on a new lease for a term to be agreed.

Accommodation

Approximate floor areas (NIA):

Ground Floor Retail Area	850 sq ft (79 sq m)
Rear Office	970 sq ft (90.14 sq m)
Internal Storage	46 sq ft (4.3 sq m)
First Floor Office/Kitchenette	234 sq ft (21.74 sq m)
Second Floor Storage	827 sq ft (76.85 sq m)
Staff Room	180 sq ft (16.7 sq m)
Total	3,107 sq ft (288.75 sq m)

Amenities

- Prominent Building
- Suitable for a number of uses subject to planning
- Ladies/Gents and Disabled Toilets
- Kitchenette
- Attractive Banking Hall Retail Area

Viewing

For viewing and further information please contact:

Kempton Carr Croft

David Pearce or Mitchell Brooks

01753 851251 agency@kemptoncarr.co.uk

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