

KEMPTON

CARR

CROFT

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PROMINENT RETAIL UNIT

TO LET

1,150 sq ft (approx)



7 High Street

Eton

Windsor | SL4 6AS

- Good location next to Barclays Bank
- Large Retail/Showroom Area
- Car Parking to Rear
- EPC Rating: C

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 situated in Eton High Street, next to Barclays Bank, and benefits from a high tourist footfall between Windsor Bridge and Eton College as well as a strong local catchment in the popular and prosperous community of Eton. Windsor town centre and the River Thames are within a few minutes' walk and Windsor's two railway stations provide a regular service to London.

Description

The property provides a large and regular shaped retail area with frontage to the High Street of 18 feet that is currently arranged in two rooms measuring approximately:

Front Retail Area	31' x 16' 6"
Rear Retail/Office Area	32' x 15'

There is a fitted kitchen, WC and storage to the rear. Rear access to car park providing private parking for at least 2 cars.

Terms

The property is offered on an internal repairing lease for a term expiring in April 2026 with a Tenant's right to break in April 2021.

Rent: £17,000 per annum, exclusive, subject to an open market review in April 2021.

Business Rates

The property is assessed at Rateable Value: £13,500
Rates Payable: tbc

Accommodation

Approximate floor areas (NIA):

Ground Floor Retail Areas	990 sq ft (92 sq m)
Kitchen	42 sq ft (3.9 sq m)
Rear Store	122 sq ft (11.4 sq m)
TOTAL	1,154 sq ft (107.3 sq m)
WC and corridor access to rear door and car park	

Viewing

For viewing and further information please contact:

Kempton Carr Croft

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