

FREEHOLD RESTAURANT INVESTMENT FOR SALE



45/45A High Street

Eton

SL4 6BL

Restaurant Lease Expiry in 2031

Current Rent - £29,000 p.a.x.

Rent Reviews in 2021 & 2026

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Location

The property is centrally located in Eton High Street and a short walking distance of less than 10 minutes to Windsor Town Centre. Windsor Bridge and the River Thames are less than 5 minutes walk from the property and Windsor & Eton Riverside Station provides a direct and regular service to Richmond and London Paddington. The main pay and display car park in Eton is accessed from the opposite site of the High Street.

Description

The property occupies a prominent location on the High Street and has for many years been run as a cafe/restaurant with ancillary rear office/staff and residential accommodation on the upper floors, approached from the rear, via Eton Square.

Accommodation

Built Frontage	35 Feet (approx.)	
<u>Ground Floor Retail</u>	Sq Ft (NIA)	
Shop & Seating	396 (36.8 m ²)	
Kitchen/Serving	269 (25 m ²)	
Prep & Stores	153 (14.2 m ²)	
WC & Rear Lobby to Stairs		
TOTAL FLOOR AREA (N.I.A.)		818 sq ft (76 m²)
<u>Upper Floors (Rear)</u>		
1st Floor Offices & Staff	298 (27.7 m ²)	
2 nd Floor Staff Flat	308 (28.6 m ²)	
TOTAL FLOOR AREA (N.I.A.)		706 sq ft (65.3 m²)

Terms

Offers are invited for the freehold investment at a price in excess of £500,000, S.T.C.

Town Planning

The property has the benefit of A3/A5 food and drink/hot food takeaway use granted 29/08/08 (Ref No 08/01322).

Tenure

Freehold subject to the restaurant lease to Mr & Mrs H. Sage (t/a Zero 3 Café) for a term expiring 2031 at £29,000 p.a.x. subject to upward reviews in 2021 and 2026 (L&T Act excluded).

The sale is subject to a 999 year lease on the upper floors at the front of the property which are available for separate purchase for conversion to residential apartments.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

We are advised VAT is not payable on the purchase price.

EPC

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Viewing and further information



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