# RESIDENTIAL CONVERSION OPPORTUNITY FOR SALE



45A High Street

**Eton** 

SL4 6BL

Existing Offices and Flat on 1st and 2nd Floors

Vacant Possession in November 2018

Suitable for Conversion to Two Flats Under Permitted Development



#### 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

45A High Street, Eton comprises the first and second floors over the Zero 3 Café with a self-contained entrance from the High Street leading to a staircase that exclusively serves first floor offices and a second floor one-bedroom flat.

- · Attractive rooms overlooking High Street
- Scope for conversion of roof space (subject to P.P.)
- Independent gas fired heating to each floor

#### Floor Areas

We estimate that the floor area of each floor is approximately 600 sq ft (G.I.A.).

#### **EPC**

To be advised.

#### Terms

The property is offered at £500,000 on the basis of a new 999 year lease at a peppercorn rent.

#### **Business Rates/Council Tax**

The billing authority is The Royal Borough of Windsor & Maidenhead.

1st Floor offices: Rateable Value - £9.000

2<sup>nd</sup> Floor flat: Band C

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

### **Town Planning**

The first floor offices should qualify for residential use under the Permitted Development regulations. Prospective purchasers are advised to make their own enquiries of the Royal Borough of Windsor & Maidenhead.

#### Tenure

The property is offered on a new 999 year lease at a peppercorn rent. The current lease arrangements are due to expire in November 2018 and the tenants, JKA Properties Ltd, are paying £22,000 p.a.x.

# Legal Costs/VAT

Each party to bear their own professional and legal costs.

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

# Viewing and further information

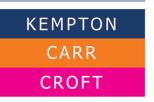


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PROPERTY CONSULTANTS