

# 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

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Windsor office 01753 851251



## 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.

1<sup>st</sup> 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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