

# SHOP TO LET



**1,152 Sq. Ft. (107 Sq. M.)**

47 High Street

**Eton**

SL4 6BL

ATTRACTIVE SHOP UNIT WITH A1/A2/A3 CONSENT  
AVAILABLE Q4 2018

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



## Location

The property is located in a distinctive and historic building in the centre of the Thameside town of Eton and within a short walk of the River Thames and Windsor Bridge. Eton has a mix of predominantly independent traders but also multiples including Barclays Bank, Jack Wills and Costa Coffee. In addition there is a wide range of independent eateries and public houses and is a popular destination for tourists and families alike.

Windsor Town Centre is close by and is situated just a few minutes walk across the River Thames.

Windsor & Eton Riverside Station is within five minutes walk from the subject property providing a regular and direct service to London Waterloo. Heathrow Airport is 20 minutes drive from the property.

## Description

The property comprises refurbished shop unit in a prominent location within Eton High Street and will be finished with the original period features in place on two levels. The tenant will be responsible for their own internal fitting out, within the restrictions of the listed building.

## Accommodation

|              | Sq. Ft.      | M2         |
|--------------|--------------|------------|
| Ground Floor | 538          | 50         |
| First Floor  | 614          | 57         |
| <b>TOTAL</b> | <b>1,152</b> | <b>107</b> |

*Approx gross internal area (GIA)*

## Terms

Rental POA

The properties will be offered on a new lease for a term to be agreed.

## Business Rates

The premises will be subject to reassessment following completion of the building works.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

## Amenities

- Prominent location
- Available on New Leases on Term to be Agreed
- Close to River Thames
- Available Q4 2018
- Ideal for Coffee Shop/Catering Use
- To Be Refurbished

## Energy Performance Rating

T.B.C

## Viewing and further information



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