

# DOUBLE SHOP UNIT TO LET



**564-1,393 Sq. Ft. (52.4-129.4 Sq. M.)**

31-32 High Street

**Eton**

SL4 6AX

TO LET SEPARATELY OR TOGETHER

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



## Location

The property is distinctive and attractive 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 5 minutes walk from the subject property providing a regular and direct service to London Waterloo. Heathrow Airport is a 20 minute drive from the property.

The property is prominently located on the corner of the High Street with Tangier Lane.

## Description

The property comprises two adjoining units currently trading as a single retail unit but could be reinstated to provide two separate shop units with their own facilities if required. The property is an attractive Grade II Listed building and benefits from two parking spaces in Tangier Lane. Each shop unit benefits from its own services and toilet facilities whilst 31 benefits from ancillary storage and kitchen facilities.

## Accommodation

	Sq. Ft.	M2
31 High Street - with storage and kitchen to rear – plus toilet	829	77
32 High Street – plus toilet	564	52.4
<b>TOTAL</b>	<b>1393</b>	<b>129.4</b>

## Terms

Rental: No. 31 - £20,000 pax

No. 32 - £17,500 pax

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

Available on new leases on terms to be agreed. The shops are offered as a whole or individually.

## Business Rates

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

Each shop is independently assessed. 31 having a Rateable Value of £18,500 and 32 having a Rateable Value of £17,000.

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly on 01628 798888.

## Legal Costs

Each party to bear their own professional and legal costs.

## Amenities

- Prominent location
- Available immediately
- Close to River Thames
- 2 Parking spaces

## Energy Performance Rating

Properties are exempt as are listed.

## Viewing and further information



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