

SHOWROOM/OFFICE/ RESIDENTIAL TO LET



3,350 Sq. Ft. (311.20 Sq. M.)

109 High Street

Eton

SL4 6AN

PROMINENT CORNER PREMISES WITH LARGE PRIVATE CAR PARK

kemptoncarr.co.uk | Windsor office 01753 851251



Location

The property is situated in the heart of Eton and occupies a prominent position on a corner of the High Street next to The Christopher Hotel. Windsor Bridge, providing access to Windsor Town Centre, is less than 5 minutes walk away.

The M4 at Junctions 5 and 6 are 10 minutes drive away providing access to the M25, Heathrow Airport and Central London.

Windsor & Eton Riverside Station and Windsor Central are within a short walking distance and provide a regular service to London Waterloo and London Paddington (via Slough).

Description

The property dates from the mid-19th century, with later side and rear extensions, and provides retail/showroom floor space with a double frontage to Eton High Street that has been occupied by a photographic studio business for in excess of 30 years.

Offices and a two-bedroom maisonette are situated on the two upper floors and served by an internal staircase at the rear of the showroom.

Accommodation

	Sq. Ft.	M ²
Ground Floor:		
Showroom/Studio	900	83.6
Offices/Staff	800	74.3
First Floor: Offices (3 rooms)	650	60.4
First/Second Floor: Residential (4 rooms, kitchen & bathroom)	1,000	92.9

Approx net internal area (NIA) / GIA for residential areas

Terms

Rental £65,000 p.a.x.

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

The property is available to let on a new lease for upwards of three years.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £24,250.00

Council Tax Band F for the maisonette

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

Legal Costs

Each party to bear their own professional and legal costs.

Car Parking

PRIVATE CAR PARKING TO THE REAR FOR AT LEAST 7 CARS.

Possession

Available from March 2019.

Viewing and further information



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