ATTRACTIVE RETAIL PREMISES TO LET

CONFIDENTIAL Staff Unaware



383 Sq. Ft. (35.60 Sq. M.) Plus Basement

68 High Street

Eton

SL4 6AA

PROMINENT HIGH STREET LOCATION



Location

The property is situated close to Eton Bridge and in a prominent trading position close to Cote & Costa Coffee. The Town Centre benefits from a number of popular retail outlets including the recently opened Budgens supermarket, restaurants and pubs and is established as a popular shopping destination for tourists and the local community. Windsor Town Centre is less than 10 minutes walking distance from the property, which is a short walk from Windsor & Eton Riverside Station providing a regular train service to London Waterloo.

Description

A self-contained ground floor retail unit with attractive display area offering prominent High Street frontage with ancillary basement storage.

The retail area comprises retail space on 2 levels, together with WC to the rear.

Accommodation

	Sq. Ft.	M ²
Shop Area	383	35.6
Basement	300	27.88
TOTAL	683	63.48

Approx net internal area (NIA)

Terms

Rental £15,000 p.a.x.

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

Estimated Service charge £1,500 pa (includes buildings insurance)

The unit is available on a new lease outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £9,800

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

Legal Costs/VAT

Each party to bear their own professional and legal costs.

VAT: tbc

Amenities

- Self-contained retail unit
- Prominent location
- WC facilities
- Ancillary Storage
- Close to Eton Bridge & Cote

Energy Performance Rating

D-87

Viewing and further information

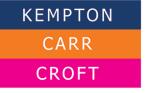


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PROPERTY CONSULTANTS