

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

kemptoncarr.co.uk | Windsor office 01753 851251



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