SHOP TO LET



900 Sq. Ft. (83.60 Sq. M.)

89-90 High Street

Eton

SL4 6AF

PROMINENT LOCK-UP SHOP WITH 35 FEET FRONTAGE TO HIGH STREET



Location

The property is situated on Eton High Street in the centre of this popular village and about 100 yards from Windsor Bridge. Established as a popular destination for both local residents and tourists Eton benefits from a variety of restaurants, pubs and retail outlets, including Cote, Costa Coffee and Budgens.

Windsor Town Centre is a short walk from the property and provides a regular train service to central London from two Stations.

Description

This attractive Listed property was until recently occupied for many years by a beauty care company and is currently partitioned to provide a large reception area with frontage to the High Street of approximately 35 feet and four well-appointed treatment rooms with ancillary kitchen/staff area. There is access to a communal refuse area at the rear which is shared with residential occupiers to the upper floors.

Accommodation

	Sq. Ft.	M2
High Street Frontage	35 ft.	11.4 m.
Built Depth	28 ft.	8.5 m.
Retail Sales Area	812	75.5
Kitchen/Staff	88	8.2
WC		

Approx net internal area (NIA)

Terms

Rental £25,000.00 per annum

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

The property is offered on a new Lease for a term of 3 years and upwards.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £30,750.00

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.

Landlord reserves the right to charge VAT.

Amenities

- Attractive Shop Frontage of 35 feet
- Fully Fitted Interior
- Prominent Location Close to Windsor Bridge

Energy Performance Rating

B-43

Viewing and further information

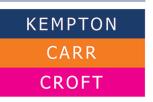


Ron Gower
ron.gower@kemptoncarr.co.uk
07831899443





Mitchell Brooks mitchell.brooks@kemptoncarr.co.uk 07818 117021



PROPERTY CONSULTANTS