

# 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**

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



## 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



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