

# RETAIL PREMISES

## SUITABLE FOR CLASS E USES

### TO LET



**319 Sq. Ft. (36.3 Sq. M.)**

61 High Street

**Eton**

SL4 6AA

**Prominent Location Close to Windsor Bridge**

**28 feet Frontage to High Street**

**Close to Costa Coffee and Cote Brasserie**

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



## Location

The property is situated on the eastern side of Eton High Street in the centre of this popular village and just a few doors away from Costa Coffee and other busy retail outlets and restaurants.

Windsor Bridge is about 25 yards from the property and provides direct pedestrian access to Windsor Town Centre, Windsor Castle and the River Thames.

Within 10 minutes walking distance there are two railway stations providing a regular train service to Central London and Heathrow Airport.

## Description

The property has been occupied for many years as a hairdressers and has a double shop front to the High Street measuring approximately 28 feet in width. On the removal of internal partitioning the property could provide one large open plan room together with small staff area and toilet to the rear.

There are down-lighters in the 10 feet high ceiling and vinyl tiled floor.

## Accommodation

High Street Frontage	28 ft.	
Built Depth	16 ft.	
<b>Net Internal Area</b>	<b>391 Sq.Ft</b>	<b>36.3 Sq.M</b>

*Approx net internal area (NIA)*

## Energy Performance Rating

D-78

## Terms

Rental £15,000 per annum

The above rent is exclusive of business rates, service charges, insurance and utility charges and will be subject to VAT, where applicable.

The property is available on a new effective full repairing and insuring lease for a term of years to be agreed.

## Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead.

Rateable Value: £12,500

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.

The Landlords reserve the right to charge VAT.

## Key Features:

- Attractive High Street frontage of approximately 28 feet
- Close to Windsor Bridge and River Thames
- Suitable for a variety of Class 'E' Uses

## Viewing and further information



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