

SHOP TO LET



Approx 1,400 Sq. Ft. (130.00 Sq. M.)

17 High Street

Eton

SL4 6AX

**EXTENSIVE RETAIL PREMISES WITH REAR OFFICES/STORAGE
RECENTLY FITTED OUT FOR BEAUTY-CARE USE
AND SUITABLE FOR CLASS 'E' USES (SUBJECT TO P.P.)**

kemptoncarr.co.uk | Windsor office 01753 851251



Location

The premises are situated in the heart of Eton High Street equidistant from the River Thames and Eton College.

Eton has a mixture of independent traders and multiples, including Costa Coffee, Richer Sounds and Budgens. There is a wide range of pubs and restaurants supporting a popular destination for tourists and Windsor and Eton residents.

Windsor & Eton Riverside Station is just 5 minutes walk away providing a direct service to London Waterloo.

Description

The well-appointed air-conditioned floor-space is situated in a Listed Building with high ceilings and period features that include fireplaces and roof lights. The shop front with curved glass gives the property a distinctive frontage to the High Street.

The premises consist of a series of large connected rooms with kitchen, 2 WC's and stores to the rear giving access to a garden area.

Accommodation

	Sq. Ft.	M ²
Front Room	552	51
Middle Room	226	21
Rear Area	404	38
Stock Room	194	18
(WC's & Kitchen)		
TOTAL	1,376	128

Approx net internal area (NIA)

Terms

Rental £22,500 p.a.x.

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

The property is available on a new lease for a term of 5 years and upwards.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £15,000

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.

Amenities

- Prominent location on High Street
- Attractive retail space
- Air conditioning
- Extensive rear storage/offices
- Available on a new lease
- Suitable for medical, health/beauty, and a variety of Class 'E' uses (subject to PP).

Energy Performance Rating

n/a

Viewing and further information



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