

RETAIL UNIT

PROMINENTLY SITUATED HIGH STREET FRONTAGE

TO LET



2,206 Sq. Ft. (205 Sq. M.)

137 High Street

Eton

SL4 6AR

Suitable for Class 'E' Use including Retail/Offices/Medical

Rear Parking / Garaging

New Lease Available

kemptoncarr.co.uk | Windsor office 01753 851251



Location

The property is situated on the High Street in the centre of this popular village and just 5 minute's walk from the River Thames and Windsor.

Established retailers in the High Street include Costa Coffee, Richer Sounds and Budgens.

Windsor & Eton Riverside Station, providing a direct service to London Waterloo is nearby.

Description

For many years Eton Stationers and a Post Office operated from this property which provides a retail shop with 4.5 metre High Street frontage together with extensive office/storage and garaging, accessible from a rear car park.

Accommodation

	Sq. Ft.	M2
Retail	1,345	125
Office	237	22
Stores	430	40
Garage	194	18
Approx Net Internal Area (NIA)	2,206	206
Fitted kitchen and toilets		

Approx net internal area (NIA)

Energy Performance Rating

C-65

Terms

Rental £19,750 per annum

The above rent is exclusive of business rates, service charges, buildings insurance and utility charges.

The property is offered on a new business lease for a minimum term of 5 years.

Business Rates

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

Rateable Value: £21,250

Interested parties are advised to make their own enquiries with the Royal Borough on the annual rates payable.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The transaction will be subject to VAT.

Key Features:

- Large shop with garage/parking
- Prominent frontage on High Street
- Suitable for a variety of uses
- New lease available

Viewing and further information



Ron Gower

ron.gower@kemptoncarr.co.uk

07831899443



Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

