

# CLASS 'E' RETAIL / OFFICES TO LET



**708 Sq. Ft. (65.8 Sq. M.)**

109 High Street

**Eton**

SL4 6AN

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



## Location

The property occupies a prominent corner location on Eton High Street and approx. 5 minute walk to Windsor Bridge and River Thames. The property is situated adjacent to the Christopher Hotel and in the immediate vicinity there are a variety of cafes and retail outlets that serve this popular village.

A large pay & display car park is located just 150 metres from the subject property.

Windsor & Eton Riverside Station, providing a direct service to London Waterloo, is a short walk away.

## Description

The property has been recently redeveloped to provide two new apartments and ground floor commercial premises fronting the High Street suitable for a variety of uses, including retail and offices.

There is a car park to the rear and 2 spaces will be made available for the tenants of the commercial premises.

The property enjoys a wide shop frontage to the High Street of approx. 44 feet with an average depth of about 15 feet.

There is a recently installed WC and Kitchenette for the exclusive use of the new tenants.

## Accommodation

High Street Frontage	44 ft.	
Built Depth	15 ft. (ave)	
Commercial Sale/Offices	663	61.6
Kitchenette	45	4.2
<b>Net Internal Area</b>	<b>708 Sq.Ft</b>	<b>65.8 Sq.M</b>

*Approx net internal area (NIA)*

## Terms

Our Clients will grant a new Lease for a term to be agreed at a rent of £25,000 per annum

The above rent is exclusive of Business Rates, VAT, service charge, insurance and utilities, where applicable.

## Business Rates

The property has not yet been assessed for business rates.

Interested parties are advised to make their own enquiries.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

VAT will be charged at standard rate.

## Key Features:

- Prominent Corner Location
- Over 40 Feet Frontage to High Street
- Two Private Parking Spaces
- New Lease Available

## Energy Performance Rating

B-40

## Viewing and further information



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109 High Street,  
Eton, Windsor  
SL4 6AN

Detail Plan  
Scale 1:200 (A4 page)  
Survey Date - August 2025

Floor Plans produced by  
**Proplan**  
ProplanUK@Gmail.com  
www.ProplanUK.co.uk



HIGH STREET

ETON COURT

