

TO LET

900 Sq.Ft. (83.61 Sq.M.)



89-90 High Street, Eton, Windsor, Berkshire, SL4 6AF

PROMINENT LOCK-UP SHOP

- Attractive Shop Frontage of 35 Feet
- Fully Fitted Interiors
- Prominent Location Close to Windsor Bridge



Windsor
01753 851251

89-90 HIGH STREET, ETON, WINDSOR, BERKSHIRE, SL4 6AF

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 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 three well-appointed 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.	Sq.M.
Retail Sales/Offices	812	75.43
Kitchen/Staff Room	88	8.18
High Street Frontage	35 ft.	10.67 m.
Built Depth	28 ft.	8.53 m.
WC		

Rent

£25,000 Per Annum Exclusive

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

Terms

The property is available 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: £33,000

We suggest the amount, and rates payable are verified by contacting the ratings officer at RBWM directly.

Legal Costs

Each party to bear their own professional and legal costs.

VAT

Landlord reserves the right to charge VAT.

Energy Performance Rating

B-43

Viewing Arrangements:

Please contact sole agents for further information.



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