

# TO LET

564 - 1,393 Sq.Ft. (52.4 - 129.41 Sq.M.)



31-32 High Street, Eton, Windsor, Berkshire, SL4 6AX

## DOUBLE SHOP UNIT

- TO LET SEPARATELY OR TOGETHER
- Prominent Location on Busy High Street
- Available Immediately
- Close to River Thames and Rail Station
- 2 Parking Spaces to the Rear



Windsor  
01753 851251

# 31-32 HIGH STREET, ETON, WINDSOR, BERKSHIRE, SL4 6AX

## Location

The property is a distinctive and attractive building in the centre of the Thameside town of Eton and within a short walk of the River Thames and Windsor Bridge. Eton has a mix of predominantly independent traders with a wide range of eateries and public houses and is a popular destination for tourists and families alike.

Windsor Town Centre is close by and is situated just a few minutes walk across the River Thames. Windsor & Eton Riverside station is within 5 minutes walk from the subject property providing a regular and direct service to London Waterloo. Heathrow Airport is a 20 minute drive from the property.

The property is prominently located on the corner of the High Street with Tangier Lane with private parking to the rear.

## Description

The property comprises two adjoining units currently trading as a single retail unit but could be reinstated to provide two separate shop units with their own facilities if required. The property is an attractive Grade II Listed building and benefits from two parking spaces off Tangier Lane. Each shop unit benefits from its own services and toilet facilities and No. 31 has ancillary storage and kitchen facilities.

The property has a Frontage to the High Street of 34 feet and No. 32 enjoys a Return Frontage of 35 feet.

## Accommodation

	Sq.Ft.	Sq.M.
31 High Street - with storage and kitchen to rear	829	77.01
32 High Street - plus toilet	564	52.4
<b>TOTAL</b>	<b>1,393</b>	<b>129.41</b>

## Rent

No. 31 - £21,000 pax      No. 32 - £19,500 pax

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

Available on new leases on terms to be agreed. The shops are offered as a whole or individually.

## Business Rates

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

Each shop is independently assessed. No. 31 having a Rateable Value of £19,250 and No. 32 having a Rateable Value of £17,500.

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

## Legal Costs

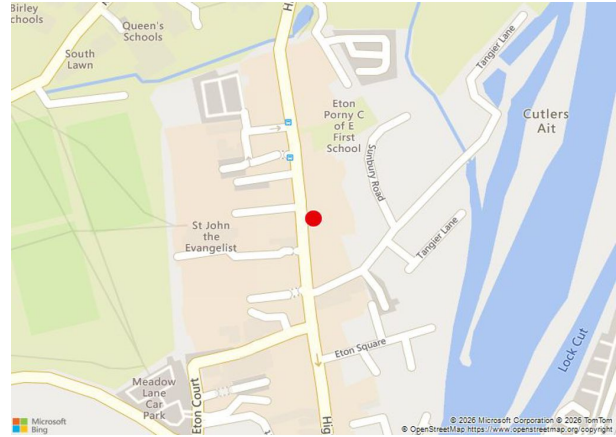
Each party to bear their own professional and legal costs.

## Energy Performance Rating

Properties are exempt as are listed.

## Viewing Arrangements:

Please contact sole agents for further information.



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