

OFFICES (suitable for D1 Use STP) **TO LET**



800 – 1,500 Sq. Ft.

109 High Street

Eton

SL4 6AN

WITH PARKING FOR 5 CARS

kemptoncarr.co.uk | Windsor office 01753 851251



Location

The property is situated in the heart of Eton and occupies a prominent position on a corner of the High Street next to The Christopher Hotel. Windsor Bridge, providing access to Windsor Town Centre, is less than 5 minutes walk away.

The M4 at Junctions 5 and 6 are 10 minutes drive away providing access to the M25, Heathrow Airport and Central London.

Windsor & Eton Riverside Station and Windsor Central are within a short walking distance and provide a regular service to London Waterloo and London Paddington (via Slough).

Description

A distinctive double fronted property that offers large and imposing rooms on ground and first floors. The property has been used as photographic studios with showroom/offices for over 50 years and was vacated in May 2019.

Car Parking

There is private parking to the rear accessed off Eton Square for 5 cars.

Proposed Use

Suitable for Office (B1[a]) or Medical (D1). Use subject to necessary planning consent for change of use.

The property is Grade II Listed.

Terms

Rent: £25.00 per sq ft, exclusive

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

Lease: The property is available on a new lease for a term of 3 years upwards.

Accommodation

	Sq. Ft.
Ground Floor:	
Reception Office (5.75 m x 4.2 m)	260
Studio Office (5.8 m x 4.4 m)	275
Rear Office (4.9 m x 4.7 m)	248
Kitchen (2.3 m x 2.9 m)	72
Toilet	
Total Ground Floor	855
First Floor:	
Front Office (4.1 m x 4.7 m)	203
Front Office (2.8 m x 4.7 m)	142
Rear Office (6.1 m x 4.8 m)	319
Toilet	
Total First Floor	664
TOTAL	1,519 (141.2 sq. m.)

Approximate floor areas are net internal area (NIA)

Note: Additional residential accommodation is available on the upper floors.

Business Rates

The property is currently assessed for Business Rates at RV £24,250.

We suggest that rates payable should be verified by contacting the rates officer at The Royal Borough of Windsor & Maidenhead.

Legal Costs

Each party to bear their own professional and legal costs.

Possession

On completion of legal formalities.

Viewing and further information



Ron Gower

ron.gower@kemptoncarr.co.uk

07831899443



Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

