

# SITE WITH PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT

## FOR SALE



109 High Street

**Eton**

Windsor

SL4 6AN

PROMINENT CORNER PREMISES WITH LARGE PRIVATE CAR PARK

[kemptoncarr.co.uk](http://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

The property dates from the mid-19th century, with later side and rear extensions, and provides showroom/retail floor space with a double frontage to Eton High Street that has been occupied by a photographic studio business for in excess of 30 years.

Offices and a two-bedroom maisonette are situated on the two upper floors and served by an internal staircase at the rear of the showroom.

The property occupies a large corner site with vehicle access from Eton Court to a garden and car park for at least 7 cars.

## Accommodation

	Sq. Ft.	M <sup>2</sup>
<b>Ground Floor:</b>		
Showroom/Studio	900	83.6
Offices/Staff	800	74.3
<b>First Floor:</b> Offices (3 rooms)	650	60.4
<b>First/Second Floor:</b> Residential (4 rooms, kitchen & bathroom)	1,000	92.9

*Approx gross internal area (GIA)*

## Planning Permission

Planning Permission has been granted by RBWM (Ref No 17/02460) for the redevelopment of the property comprising new 2-storey extension and refurbishment of the existing floor space to provide:-

	Sq. Ft.	M <sup>2</sup>
<b>Ground Floor:</b> Showroom/Offices	988	91.7
<b>Ground/First/Second Floor:</b> Town House	1,951	181.3
<b>Ground/First/Second Floor:</b> Town House	1,237	115.0

*Approx gross internal area (GIA)*

7 parking spaces and amenity area to the rear.

## Tenure

Our Clients own a long-lease from Eton College for a term of 125 years from May 2008 at a peppercorn rent.

## Terms

The long-leasehold interest is offered for sale at a guide price of £1,400,000 subject to contract.

## Vacant Possession

The existing leases are due to expire in February 2019 when full vacant possession is available.

## Legal Costs

Each party to bear their own professional and legal costs

## Viewing and further information



**Ron Gower**

[ron.gower@kemptoncarr.co.uk](mailto:ron.gower@kemptoncarr.co.uk)

07831899443



**Mitchell Brooks**

[mitchell.brooks@kemptoncarr.co.uk](mailto:mitchell.brooks@kemptoncarr.co.uk)

07818 117021

