

TO LET

940 Sq.Ft. (87.33 Sq.M.)



52 High Street, Eton, Windsor, Berkshire, SL4 6BL

CLASS E - RETAIL/OFFICES WITH PARKING

- Well Appointed Offices with High Street Frontage
- Air-Conditioning
- Private Parking and Garden
- New Lease Available



Windsor
01753 851251

52 HIGH STREET, ETON, WINDSOR, BERKSHIRE, SL4 6BL

Location

The property is centrally located on Eton High Street and just a few minutes walk from Windsor Bridge and Windsor Town Centre. Nearby occupiers include a number of cafes and retail outlets that serve this popular village. There is a large pay & display car park nearby as well as parking on the High Street. Windsor & Eton Riverside Station provides a regular train service to Central London.

The property, together with 52A High St., is Grade 2 Listed (List Entry No: 1290037)

Description

The premises occupy the entire ground floor of this attractive building with a frontage to the High Street of 16 feet (4.9 m.) and exclusive use of a rear garden and car parking that is accessed via Kings Stable Street.

Each room is served by wall hung air conditioning and from the Rear Office there is direct access to the private rear garden and parking.

Accommodation

	Sq.Ft.	Sq.M.
Front Shop/Office	280	26.01
Middle Office	173	16.07
Rear Office	487	45.24
2 x WC's and fitted kitchenette		
TOTAL	940	87.33

Rent

£32,500 pax

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

Terms

The property is offered on a new Lease for a term to be agreed.

Business Rates

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

Rateable Value: £10,250

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

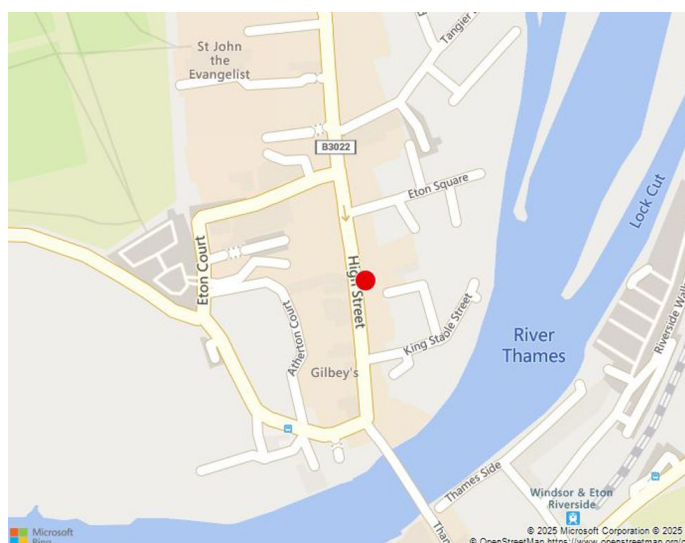
The Landlords reserve the right to charge VAT.

Energy Performance Rating

TBC

Viewing Arrangements:

Please contact sole agents for further information.



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