

**ETON SL4 6BL** 

Surveyors

#### **DESCRIPTION**

Freehold interest in a four-storey mid terraced period building in the historic town of Eton, within Berkshire.

The building is arranged as a ground floor retail unit with four residential flats above.

A new lease for the retail unit has been agreed with 'Sky Clinic', a hair and skin clinic.

The ground floor comprises a broadly rectangular commercial unit.

The upper parts comprise of 2x one-bedroom flats on the first floor and 2x two-bedroom flats above.

# **KEY POINTS**

- New build property.
- Excellent Airbnb potential for residential element.
- Private balcony to top floor flat
- Historic town home to the well-regarded Eton College.
- Neighbours Windsor across the River Thames, which provides transport into London and is home to Windsor Castle.





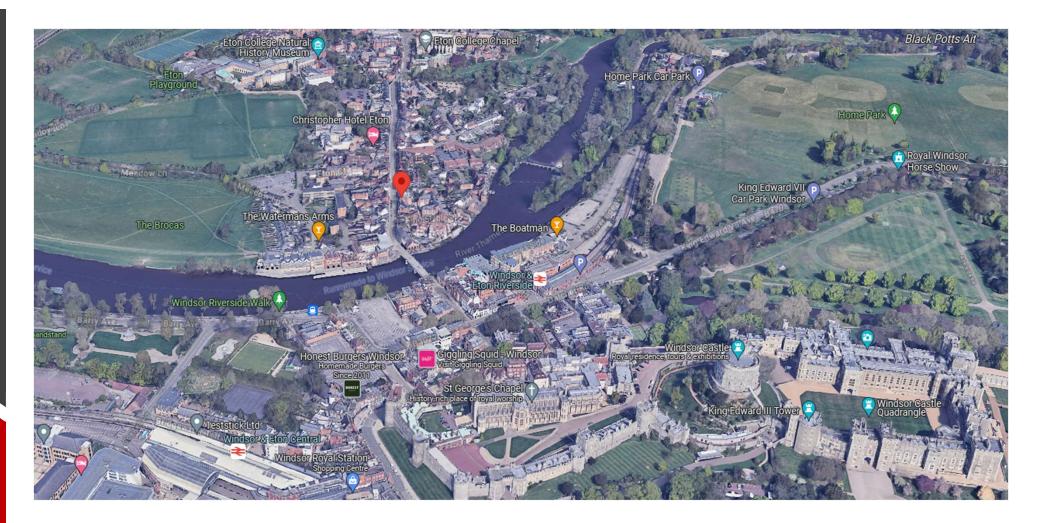












## **LOCATION**

The property is situated on the east side of High Street in Eton, within Berkshire, South-east of England. The High Street comprises a range of independent retailers, with shops dating back to the 16<sup>th</sup> Century. Eton is also well known for its famous public school, Eton College.

The property is located a short walk away from Windsor Bridge, connecting Eton across the River Thames with the historic town of Windsor, home to Windsor Castle. Local transport links can also be found within Windsor, the closest being Windsor & Eton Riverside Railway Station, which provides services into London Waterloo. Various bus routes also serve the area.

## **ACCOMODATION SCHEDULE**

Floor	Accommodation				Lease Details	Current Rent (PA)
Ground	Retail (Class E)		83.14 m²	895 ft²	10 year lease from 25/01/2024, subject to review every 4 <sup>th</sup> year	£30,000 pa
First	Flat 1	1 Bed	54.00 m²	581 ft²	Vacant	-
	Flat 2	1 Bed	54.00 m²	581 ft²	Vacant	-
Second	Flat 3	2 Bed	68.00 m²	732 ft²	Vacant	-
Second/Third	Flat 4	2 Bed	87.00 m²	936 ft²	Vacant	-
Total			346.14 m <sup>2</sup>	3,724 ft <sup>2</sup>	-	£30,000 pa

#### **Notes**

The ground floor retail unit is let on a 10 year lease from 25<sup>th</sup> January 2024 to 'Sky Clinic', a Birmingham based hair and skin clinic. This lease is subject to rent reviews on 25<sup>th</sup> January 2028 and 2032.

# **BUSINESS RATES**

Interested parties to make their own enquiries with the local authority

### **PLANNING**

Interested parties to make their own enquiries to the local authority

#### **EPC**

Band A (Commercial)
Band B (Residential)

## **LEGAL COSTS**

Each party is to bear their own legal costs

# **TENURE**

Freehold

## **PRICE**

Seeking offers in excess of £1,900,000, *subject to contract*.

# **VAT**

#### To be confirmed

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### **CONTACT**

Viewings and further information can be obtained from

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