

FOR SALE

Freehold Mixed-Use Investment Opportunity

On behalf of LPA Receivers

53 HIGH STREET
ETON SL4 6BL

Alexander
Lawson
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 16th 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 m ²	895 ft ²	10 year lease from 25/01/2024, subject to review every 4 th year	£30,000 pa
First	Flat 1	1 Bed	54.00 m ²	581 ft ²	<i>Vacant</i>	-
	Flat 2	1 Bed	54.00 m ²	581 ft ²	<i>Vacant</i>	-
Second	Flat 3	2 Bed	68.00 m ²	732 ft ²	<i>Vacant</i>	-
Second/Third	Flat 4	2 Bed	87.00 m ²	936 ft ²	<i>Vacant</i>	-
Total			346.14 m ²	3,724 ft ²	-	£30,000 pa

Notes

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

The above table is provided for indicative purposes only and any prospective purchaser should verify measurements to their own satisfaction.

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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