

No  
45

HIGH STREET, ETON  
WINDSOR SL4 6BL

- Currently producing £51,000 per annum
- Offers in excess of £1 Mill. STC
- No VAT payable on the purchase price

**Freehold For Sale** - Mixed use investment  
Potential for additional residential use on upper floors (subject to p.p.)

No 45

HIGH STREET, ETON  
WINDSOR SL4 6BL

### Location

The property is centrally located in Eton High Street and a short walking distance of less than 10 minutes to Windsor Town Centre. Windsor Bridge and the River Thames are less than 5 minutes walk from the property and Windsor & Eton Riverside Station provides a direct and regular service to Richmond and London Paddington. The main pay and display car park in Eton is accessed from the opposite site of the High Street.

### Description

45/45A High Street, Eton comprises a substantial property that was for many years the location of the Eton Bakery. In recent years a café/restaurant has operated from the ground floor with residential and office uses to the upper floors.

The property enjoys a gross frontage to the High Street of approximately 35 feet and there is separate access to the upper floors from both the front and rear (via Eton Square).

**Accommodation** - approximate floor areas are:

Ground Floor Retail	(N.I.A.)
Shop & Dining Seating	396 sq ft (36.8 sq m)
Kitchen/Serving	269 sq ft (25 sq m)
Prep Area & Stores	153 sq ft (14.2 sq m)
WC & Lobby	

**Total Ground Floor** 818 sq ft (76 sq m)

**First Floor (Rear)** (G.I.A.)  
Offices & staff 298 sq ft (27.7 sq m)

**Second Floor (Rear)** (G.I.A.)  
One-Bedroom Staff Flat 308 sq ft (28.6 sq m)

**First Floor (Front)** (N.I.A.)  
Offices with WC & Kitchen 500 sq ft (46.5 sq m)


**Second Floor (Front)** (G.I.A.)  
One-Bedroom Flat 595 sq ft (55.3 sq m)

### Business Rates & Council Tax

The property is assessed for Business Rates as follows:

Restaurant & Premises	Rateable Value: £15,000
Offices & Premises	Rateable Value: £9,000
2nd Floor Flat	Council Tax Band C
Restaurant Flat	Council Tax Bank A

 EPC - 45 High Street Eton

 Floor Plans - 45 High Street Eton.pdf

### Town Planning

The ground floor premises were granted a Certificate of Lawful Use for A3/A5 food and drink/hot food takeaway on 29th August 2008 (App No. 08/01322). The property is situated within the Eton High Street Conservation Area.

### Terms

We are instructed to seek offers for the freehold interest at a level in excess of £1 million, subject to contract.

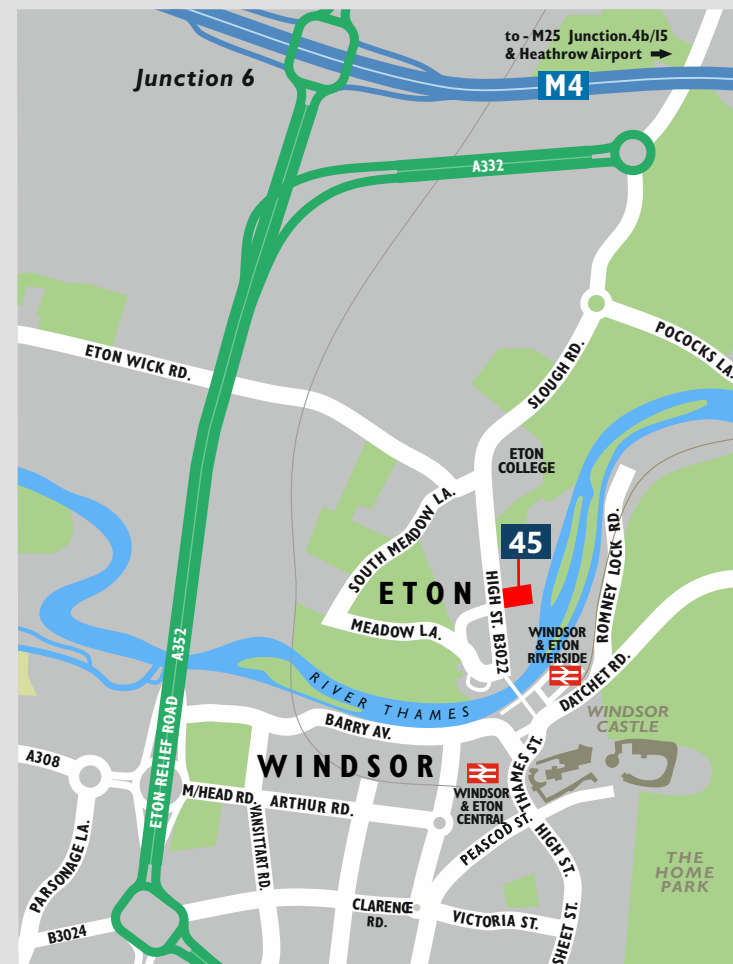
**VAT:** We are advised that VAT will not be payable on the sale of the property.

### Tenure

The property is offered freehold, subject to the tenancy arrangements set out below:-

Premises	Rent (p.a.x.)	Lease	Tenant
Ground floor café with ancillary first and second floors	£29,000 Next rent review Feb 2021	Expiring 2031	Mr & Mrs H Sage t/a Zero 3 Café
First (front) & Second (front) Floors – Offices & Flat	£22,000	Expiring Nov 2020 subject to a mutual break clause effective Nov 2018 on giving at least 6 month's prior notice	JKA Properties Ltd
<b>Total Rent £51,000 per annum</b>			

**Note:** The Security of Tenure provisions of the 1954 Landlord & Tenant Act are excluded from both the Leases.



### Viewing

For viewing and further information please contact:

Ron.gower@kemptoncarr.co.uk  
David.pearce@kemptoncarr.co.uk  
Mitchell.brooks@kemptoncarr.co.uk



**KEMPTON**

**CARR**

**CROFT**

01753 851251  
kemptoncarr.co.uk

Disclaimer: Kempton Carr Croft for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: I) these particulars are given without responsibility of Kempton Carr Croft or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or part of an offer or contract; II) Kempton Carr Croft cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; III) no employee of Kempton Carr Croft has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; IV) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; V) Kempton Carr Croft will not be liable, in negligence or otherwise, for any loss arising from the use of this website. November 2017