

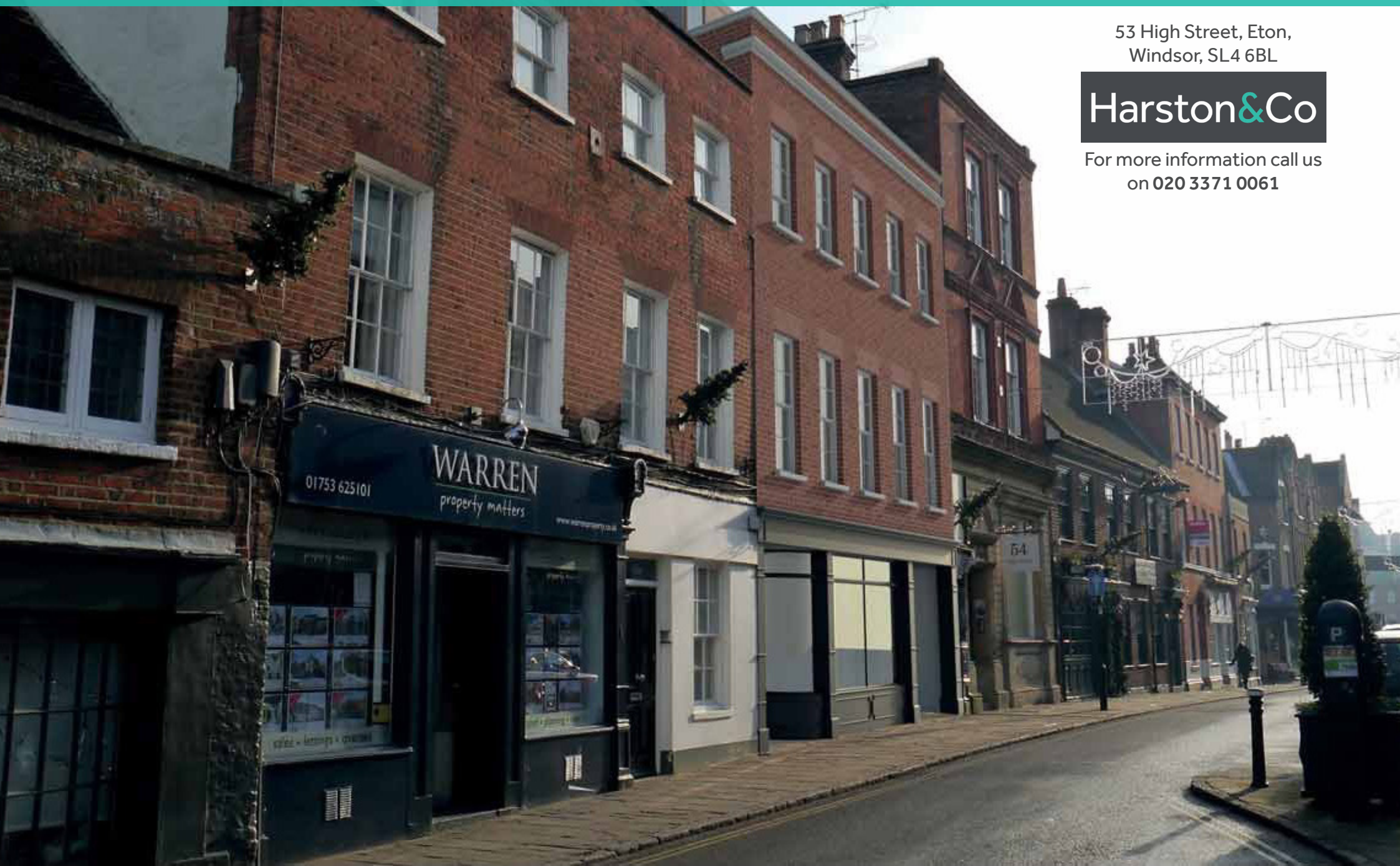
# Commercial Unit - Eton, Windsor SL4

TO LET

53 High Street, Eton,  
Windsor, SL4 6BL

**Harston&Co**

For more information call us  
on 020 3371 0061



## Highlights

- Commercial unit forming part of a mixed-use development in the heart of Eton High Street
- Measuring approximately 895 square feet (83.14 sq m)
- Available with a new lease and no premium
- Use Class E - suitable for a range of uses
- EPC Rating - TBC

## Location

The property is situated in a prominent location on High Street, Eton in the county of Berkshire located in between the River Thames and Eton College. To the south is Windsor town centre and Windsor Castle. Windsor & Eton Riverside train station is 0.2 miles away and is served by South Western Railway providing a route to London Waterloo. Windsor & Eton Central train station is 0.3 miles away and is served by Great Western Railway providing a route to London Waterloo. There are a range of independent traders, offices, and residential properties in the immediate vicinity.

Please note all distances given are approximate only.

## Description

The property forms part of mixed-use development that is currently under construction. The development provides 895 square feet (83.14 sq m) of commercial space at ground floor level. The unit will be handed over in shell and core condition ready for tenant fit out. We understand it benefits from Use Class E.

Please note that these sizes given are approximate only and are taken from the planning drawings provided. Measurements are provided on a Gross Internal Area basis. All interested parties are advised to rely on their own inspection and survey.

## Business Rates

The property will need to be assessed. Interested parties are advised to make their own enquiries with the Windsor and Maidenhead business rates department.

## Terms

The property is available with a new lease and no premium for £30,000 per annum. All negotiations are strictly subject to contract.

## Viewings

Strictly through joint agents Harston&Co and Warren Property Matters.



Rent:

£30,000 per annum

# Harston&Co

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