

# FOR SALE

## FREEHOLD OFFICES with parking

EWTH



**2,519**Sq.Ft. (**234**Sq.M.)approx. N.I.A.

Rafts Court

Brocas Road

**ETON**

**Berkshire**

SL4 6RF

**FULL VACANT POSSESSION AVAILABLE NOVEMBER 2024**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Windsor office 01753 851251



## Location

Rafts Court is situated just off Eton High Street, close to Windsor Bridge and less than one minute's walk from The Brocas, an extensive meadow area on the banks of the River Thames with outstanding views of Windsor Castle.

Windsor & Eton Riverside station (direct to Waterloo) is just 5 minutes' walk from the property. There is a wide selection of pubs, restaurants, cafes and other local shops on Eton High Street.

## Description

The offices are situated on 1<sup>st</sup> & 2<sup>nd</sup> floors approached from a ground floor entrance/reception that is situated adjacent to the under-croft car parking. The mainly open plan offices have good natural daylight on three elevations and are served by gas central heating and comfort cooling.

Kitchen and toilet facilities are situated on both office floors.

## Accommodation

	Sq. Ft.	M2
First Floor Offices	1,229	114.2
Second Floor Offices	1,290	119.8
<b>Total Office Floor Area</b>	<b>2,519</b>	<b>234</b>

*Approx net internal area (N.I.A.)*

## Alternative Uses

The property offers the potential for residential conversion and interested parties are advised to make enquiries of Planning Services at the Royal Borough of Windsor & Maidenhead – [planning@rbwm.gov.uk](mailto:planning@rbwm.gov.uk)

The property was granted planning permission in 2015 (App.No.15/00141) for change of use and the construction of a 3<sup>rd</sup> floor extension to provide a total of 5 apartments. This permission has now expired.

## Car Parking

The property is to be sold with the benefit of undercroft car parking that provides space for at least 5 cars.

## EPC

1<sup>st</sup> Floor Offices – D(88)

2<sup>nd</sup> Floor Offices – C(59)

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

We are advised by our Clients that the property is NOT elected to for VAT.

## Proposal

We are instructed to invite offers for the freehold interest, with the benefit of vacant possession on completion, with a Guide Price of £725,000, subject to contract.

## Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable values:

1<sup>st</sup> Floor Offices - £21,500

2<sup>nd</sup> Floor Offices - £19,500

We suggest the amount, and actual rates payable are verified by contacting the business rates officer at the billing authority directly.

## Key Features

- Freehold Interest Available
- Close to River and Windsor Bridge
- 2 no. Modern Office Suites with On-site Parking
- Suitable for Residential Conversion, Subject to Planning
- No VAT on sale price

**Further details and all appointments to view strictly through selling agents**

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