

ALL ENQUIRIES PUBLIC HOUSE FOR SALE OR TO LET

ETON MESS

55 High Street, Eton, Windsor, SL4 6BL



Key Highlights

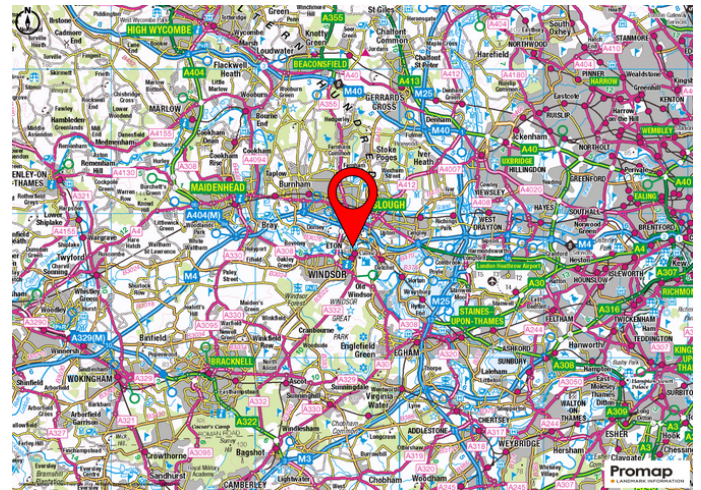
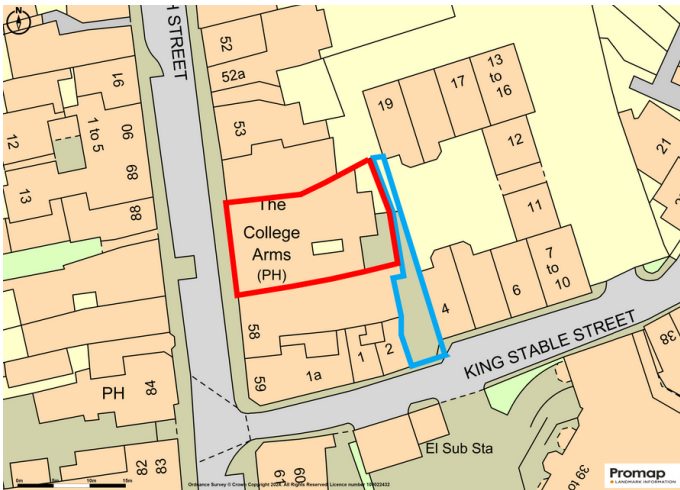
- Public House for sale or to let
- Busy high street location in Eton
- Windsor Castle is a short distance to the south via the Windsor Eton Bridge
- 5 well fitted en-suite letting rooms at first floor
- Enclosed trade patio to the rear
- Site area 0.072 acres (0.03 hectares)
- GIA approx. 4,386 sq ft
- Offers are invited in excess of £995,000 for our client's freehold interest with vacant possession
- Guide rent of £65,000 per annum for a new free of tie lease

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33 Margaret Street,
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020 7877 4666

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Location

The Eton Mess is located in Eton just to the north of the River Thames and Windsor Castle, approximately 1 mile (1.7 kilometres) south of Slough, 5.9 miles (9.5 kilometres) north east of Ascot and 20.2 miles (32.5 kilometres) west of Central London.

The property occupies a prominent high street location on Eton's busy High Street (B3022) with the surrounding area a mix of commercial and residential. The immediate area is very popular with leisure operators with nearby occupiers including Costa Coffee, Cote, Zizzi, The George (Stonegate) and Browns. The property is served by Windsor & Eton Riverside Station which is 300 metres to the south and provides travel to London Waterloo in 58 minutes.

Description

The property comprises a two storey mid-terraced building with exposed brick elevations beneath a multi pitched tiled roof. To the rear elevation is an enclosed trade patio with access from the rear of the trading area for approximately 22 covers.

Accommodation

The ground floor comprises an open plan trading area with central bar servery. Ancillary areas to the rear comprise ladies and gentlemen's WC's and a trade kitchen. The basement comprises a number of stores, office and cold room.

The first floor is accessed from the rear of the property and comprises a managers bedroom, store cupboard and five en-suite double letting rooms with letting room no. five also benefiting from an external balcony. The first floor can be accessed via an internal staircase from the main trading area as well as via an alleyway from King Stable Street to the rear of the property.

The site extends to approximately 0.072 acres (0.03 hectares).

Floor Areas

The property as the following Gross Internal Area:

Floor	Sq Ft	Sq M
Ground	2,093	194
Basement	766	71
First	1,527	142
External Terrace	454	42
Total	4,840	449

Guide Price

Offers are invited in excess of £995,000 for the benefit of our clients' freehold interest with vacant possession.

Alternatively, a new free of tie lease is available for a term to be negotiated at a guide rent of £65,000 per annum.

Rateable Value

2023 Rateable Value - £32,000.

Planning

The subject property is not listed however, it is listed as an important non-listed building (Windsor Council) and is situated within the Eton Conservation Area Southern Area.

Tenure

Freehold or leasehold.

Our client owns the property freehold under title numbers BK340073 and BK321129 which are outlined in blue and red respectively on the above map. The houses to the rear of the pub benefit from a right of way over the area outlined in blue.

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Licensing

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the premises is permitted to sell alcohol Monday to Sunday from 09:00am to 01:00am.

Fixtures & Fittings

Fixtures and Fittings may be available by way of separate negotiation.

Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all purchasers/tenants. Prospective purchasers/tenants will need to provide proof of identity and residence.

Viewing & Contacts

For further information and all viewing requests please contact the sole agents Savills.

Energy Performance Certificate

B-44.

Contact

Jack Phillips

+44 (0) 7866 203 540
jack.phillips@savills.com

Stuart Stares

+44 (0) 7807 999 841
sstares@savills.com

Daniel Mackernan

+44 (0) 7807 999964
dmackernan@savills.com

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