

Freehold Development Opportunity

47-49 High Street, Eton

Windsor – SL4 6BL

The logo consists of the letters 'BWP' in a light blue, sans-serif font, centered within a solid grey square.

BWP

Freehold Development Opportunity

47-49 High Street, Eton, Windsor SL4 6BL

Offers in excess of £1,250,000 (excl)

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Location:

47-49 High Street, Eton is a historic building situated in the centre of the village of Eton and within a short walk of the River Thames and Windsor.

Eton is home to the world famous public school, Eton College, and has a number of many fine buildings. Its attraction as a residential location is that it offers the advantages of a small and compact village with proximity to the shops, theatre and restaurants of Windsor town centre which are situated just a few minutes walk across the River Thames.

Windsor and Eton Riverside station is five minutes walk from the subject property providing a regular and direct service to London Waterloo. Heathrow Airport is 20 minutes drive from the property.

Description:

The property which is a former Tavern dates back to the 12th Century and being Grade 2* listed is of specific historical importance. It is currently fully stripped back to shell condition and has the benefit of full planning permission for a mixed residential and commercial scheme including some new build to the rear of the plot.

Planning Consent:

Planning permission has been approved for conversion of the existing building creating a Tavern/Pub at ground floor level fronting the High Street with 5 ensuite bedrooms above.

To the rear of the property there is consent for 2 town house units together with a further 7 bedroom suites in a new build Mews located at the rear of the site. All accommodation is to be occupied in association with the tavern as holiday accommodation/short term lets.

Planning Reference:

23/01384/FULL

<https://publicaccess.rbwm.gov.uk/online-applications/applicationDetails.do?keyVal=RVSD4KNII PP00&activeTab=summary>

Title No: BK153311

VAT:

Not elected for VAT.

Proposal:

We are instructed to offer the Freehold for sale on an unconditional basis and asking for offers in Excess of £1,250,000 exclusive of VAT. Subject to Contract.



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Proposed Ground Floor



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Proposed First Floor:



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Accommodation Schedule:

Description	NIA Sqm	NIA sq ft
Half Wealdens:		
1 bed	21.8	235
1 bed	10.8	116
1 bed	13.9	150
1 bed suite	25.7	277
1 bed suite	29.2	314
Town Houses:		
2 bed	59.2	637
2 bed	66.3	714
Mews Units:		
1 bed	24.3	262
1 bed	31.2	336
2 bed	41.4	446
Studio/living	21.5	231
Studio/living	17.2	185
Studio/living	17.9	193
Studio/living	18	194
TOTAL RESIDENTIAL	398.4	4,288.5

Description	NIA Sqm	NIA sq ft
Commercial Units:		
Tavern	103.6	1,115
Gift Shop	10.2	110
TOTAL COMMERCIAL	113.8	1,225
Other Accommodation:		
Workshop	32.6	351
Cock Pitt	21.2	228
Public W/Cs	13.6	146
TOTAL OTHER	67.4	725

The property has a total NIA of 579.6 sqm (6,238 sq ft)

NB. Information provided by the Vendor, not measured by BWP Commercial Property.



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