

Eton

47-49 High Street

Windsor

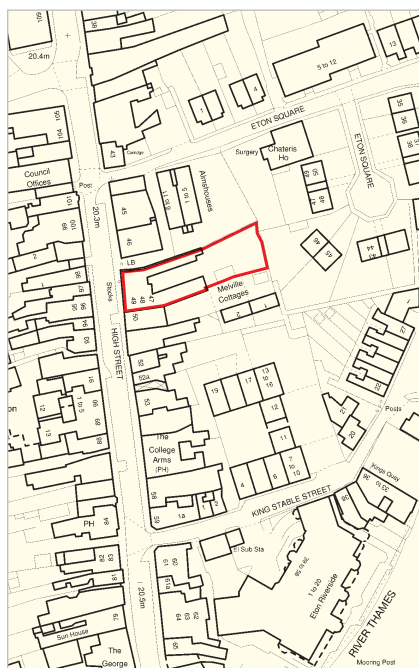
Berkshire

SL4 6BL

- Attractive Listed Freehold Restaurant Investment
- Prosperous Berkshire town
- Located in the heart of the town centre
- Currently trading as an Indian Restaurant
- Current Rent Reserved (1)

On the Instructions of the Administrators

REGISTERED BIDDERS ONLY



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure
Freehold.

Location

Eton is an historic and prosperous town which lies on the opposite bank of the River Thames to Windsor and is connected to it by Windsor Bridge. The town is best known as the location of Eton College public school and lies 25 miles west of central London, 2 miles south of Junction 6 of the M4 and 8 miles west of Heathrow Airport. Rail services to central London are available at Windsor and Eton Riverside Station.

The property is situated on the east side of High Street, the principal shopping street in the town.

Occupiers close by include Costa, Age Concern, Eton Town Council offices and a number of restaurants and antique shops.

Description

The property which is Listed and said to date partly from 1420 comprises an end of terrace building which is mainly two storey. In addition there is a detached two storey section to the rear together with a further single storey section. The restaurant is arranged on ground and first floors with four sections and approximately 54 covers on the ground and a further three sections and 38 covers on the first floor. The ground floor also provides the kitchen whilst there are 6 staff bedrooms and a bathroom on the first floor. The separate detached building provides ground floor storage and a further two bedrooms and a bathroom on first floor. To the rear is a large patio area.

The property provides the following accommodation and dimensions:

Ground Floor – Restaurant	118.7 sq m	(1,277.72 sq ft)
Ground Floor – Kitchen	42.1 sq m	(453.18 sq ft)
Ground – External Storage	46.5 sq m	(500.54 sq ft)
Ground Floor – Toilets	14 sq m	(150.70 sq ft)
First Floor – Restaurant	72 sq ft	(775.03 sq ft)
First Floor – Storage	32.3 sq m	(347.69 sq ft)
Total	325.6 sq m	(3,504.86 sq ft)

NB. Not inspected by Allsop. Area taken from VOA website (www.2010.voa.gov.uk)

Tenancy

The seller purported to let the property to G> Foods Limited on 17th August 2009 for a term of 20 years, but this disposal was without the bank's consent in contravention of the seller's mortgage conditions. (1) The bank does not recognise the occupation as legitimate and the administrators have not accepted rent in respect of the occupation. The administrators have also been informed that several individuals allege they entered into Assured Shorthold Tenancy Agreements with G & GT Foods Ltd and Tiger Gardens Ltd and claim they have a right to occupy the property. However the administrators do not propose to take possession proceedings in relation to the occupation and it will be for the buyer to decide how to deal with the occupation following completion of the purchase.

VAT

VAT is not applicable to this lot.

Registered Bidders

Please note only registered bidders can bid on this lot. All enquiries should be made through Philip Parsons on 0207 543 6891 or philip.parsons@allsop.co.uk.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 97 Band D (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Miss C Frost, Wragge & Co LLP. Tel: 0121 260 9871 Fax: 0870 904 1099 e-mail: caroline_frost@wragge.com