

WALTER GILES
EURO-COMMERCIAL
MEADOW VIEW
30 A Penton Avenue
Staines-upon-Thames
TW18 2ND
07802 727 549



Established 1990

Tel: +44 (0)1753 586633
Fax: +44 (0)1753 585850
E-mail: walter@waltergiles.co.uk
Website: www.waltergiles.co.uk

Commercial Agents • Land Development
Shops • Offices • Factories • Warehouses

Ref:0518543

LEASE AND BUSINESS FOR SALE
DON BENI RESTAURANT
42 HIGH STREET
ETON SL4 6BD



RESTAURANT 70 COVERS
LARGE 9 BEDROOM ACCOMMODATION
RENT £57,000
PREMIUM £100,000

LOCATION The Don Beni is situated in the heart of Eton opposite Eton Court, mid way between the Eton /Windsor Bridge and the world famous Eton College.

Unless otherwise stated, all prices and rents are quoted exclusive of VAT

Where particulars are marked 'Non retained' they are supplied on the understanding that should a transaction arise from our introduction the incoming party will bear our normal introduction fee. Walter Giles Euro Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Walter Giles Euro Commercial Ltd. has any representation or warranty whatever in relation to this property.

Permasale Limited, trading as Walter Giles Euro-Commercial

Registered No. 2494963 VAT Registered No. 530 2540 91



WELCOME To Don Beni & The Italo Argentinian
Thanks to the dedication of Franco and his team, a visit to
The Don Beni will transport you to the hills of Tuscany
or to the beaches of the Adriatic with its home cooked Italian
favourites and great selection of wines, beers and cocktails.

DESCRIPTION 70 covers.
The dining room is divided into a number of cosy rooms
Including the Stable dining room with its wall of famous
Pictures and photographs a must to enjoy on any visit.



The Stable Dining Room



Picture wall



The Bar



Dine by the window



Dining room



Private dining



Large private dining room



Kitchen



Cooking



Outside covered preparation



Office



Wine Store

CAR PARK At the rear with access from Eton Square.

ACCOMMODATION Separate front door from The High Street
Owners flat arranged on three floors.

First Floor



Lounge with working fireplace
341 sq. ft.



Dining Room
168 sq.ft.



Kitchen with Marble Fireplace

Second floor Bedroom One 13' x 12'3"
Bedroom Two 16' x 12'3"
Bedroom Three 17' x 8'3"
Bathrooms and wc. with bidet

Third Floor Three bedrooms one with wash basin.

LEASE 20 years from 4th June 2001
Rent review date 25th March

RENT £57,000 per annum.