



### DESCRIPTION

A prominent ground floor shop located on the popular High Street in Egham.

### AMENITIES

- High Street Location
- Rear Car space
- Kitchen & Toilet facility

### TERMS

New Lease on terms to be agreed at a rent of £27,000 per annum exclusive.

**90 HIGH STREET EGHAM SURREY  
TW20 9HF**

### SHOP TO LET

**SIZES (all sizes are approx.)**

**Total approx. 75.7 sq m (815 sq ft)**

**EPC asset rating 115 E**

### LEGAL COSTS

Each party to bear their own legal costs in this matter.

### BUSINESS RATES

The current rateable value 2017-present is £15,500

Please note this is not the rates payable.

### VAT

All figures are quoted exclusive of VAT

### LIMITATIONS

All sizes are approximate and not to be relied upon for any purposes. We recommend that ingoing tenants investigate all planning matters and uses and rely on their own measure.

### VIEWING

Via Focus Commercial 01753 770124  
[kevin.nee@focuscommercial.com](mailto:kevin.nee@focuscommercial.com)