

Location

Egham is situated approximately 1 ½ miles west of Staines and 4 miles south west of London Heathrow Airport. University of London Royal Holloway College with its population of circa 12,000 students lies approximately 1 mile away at Englefield Green.

The town benefits from good communications being less than 1 mile from Junction 13 of the [M25](#) Motorway and [A30](#) trunk road. Egham railway station provides a fast and frequent service to London Waterloo and Reading.

Occupiers in the vicinity include Iceland, M&Co, Tesco, Boots, Card Factory, Holland & Barrett and Costa Coffee along with several major Banks. Waitrose and Travel Lodge are also close by. The town is also home to a wide variety of food outlets. Construction of Egham Gateway is now well advanced and will include an Everyman cinema along with new retail and residential accommodation.

The town has also attracted several major office occupiers including Future Electronics, Gartner Group, Enterprise Rent-a-Car and Kerry Foods along with several local companies including Azets (Accountants) and Forefront Group.

Description

The ground floor unit forms part of a larger development of attractive listed retail units and offices sympathetically restored a number of years ago, situated in the pedestrianised section of the High Street in the heart of the town.

The unit has the benefit of an attractive timber and glazed shop-front, suspended ceiling with lighting, power distribution and flooring. Storage along with staff and WC facilities are provided to the rear of the unit but the unit could be cleared and used in an open plan format. Car parking and loading are situated at the rear.

Accommodation

Total **975 sq.ft.**

Terms

The unit is available to let on a new full repairing lease for a term to be agreed between the two parties at a rent of **£35,000 per annum exclusive**. The landlord will levy a service charge to cover the cost of insurance and maintenance of the common parts. **VAT** will be chargeable on rents etc.

Legal Costs

The ingoing tenant is to be responsible for both parties legal costs incurred in the transaction.

Rateable Value

Rateable Value £19,750, Poundage 2021/22 £0.51.2p

Viewing

Strictly by prior appointment with Joint Sole Agents:-

Butters Associates

7c, 80 High Street

EGHAM

TW20 9HE

Contact: John Butters

Email: john@buttersassociates.co.uk

Tel: 01784 472700 Mob: 07775 676322

or Brasier Freeth, (Damien Sumner)

0203 828 8542