

Location

The property is situated in a very convenient and prominent position towards the east end of Egham High Street. The unit enjoys good access both to the A30 and M25 both of which are less than 1 mile from the property. Egham railway station provides frequent train services to London Waterloo and Reading.

Egham is situated in an affluent area and serves the outlying areas of Englefield Green, Virginia Water, Wentworth and Sunningdale. In addition there is a large student contingent located at University of London, Royal Holloway College close by. The town has also attracted several major office occupiers such as Belron, Future Electronics and Gartner Group.

The town centre provides a range of both multiple and independent retailers including Tesco, Boots, Costa Coffee, M & Co, along with banks and Post Office. Adjoining tenants include Fire-away Pizza, Mooboo bubble tea and Sizzlers peri-per.i

Description

The property comprises a ground floor lock up retail/medical/leisure unit forming part of a larger development. The unit has a glazed shop front accessed directly from the High Street. Internally the unit has been stripped out to leave a clear open plan space for a tenant to fit-out as required. WC/tea station facilities are provided within the unit. One car parking space is allocated to the unit in the shared rear car park.

Restaurant and take away uses WILL NOT BE PERMITTED.

Accommodation

Total (including WC) = 815 Sq Ft

Terms

The unit is available to let on a new full repairing and insuring lease for a term to be agreed between the two parties at a rent of £31,000 per annum exclusive. Alternatively, the property is available on a virtual freehold basis via a 999year ground lease at a "peppercorn" rent. Price on application.

Legal Costs

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

Value Added Tax

VAT will be payable at the prevailing rate.

Rateable Value

The current Rateable Value is £16,500. Poundage for 2023/24 is £0.51.9p

Viewing

Strictly by prior appointment through sole agents:-

Butters Associates
80 High Street
EGHAM
TW20 9HE

Contact: John Butters
E mail: john@buttersassociates.co.uk
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