

## Location

Egham is situated approximately 1½ miles west of Staines and 4 miles south west of London Heathrow Airport. Royal Holloway University of London with its population of circa 11,500 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.

The property is located in the heart of the town opposite St. Johns Church, close to the Post Office. Occupiers in the vicinity include Waitrose, Tesco, Boots, Card Factory along with independent retailers. The newly completed Magna Square development has attracted an Everyman Cinema, Liberto Lounge, Budgens and Starbucks to the town.

## Description

The unit comprises open plan retail space to the front, while to the rear there are 3 office/storage rooms. Ancillary toilet and kitchen facilities are also provided. The unit has the benefit of carpeting, lighting and heating throughout. Car parking and loading are situated at the rear.

The unit could be used for a variety of E Class uses including Retail, Offices, Leisure & Medical uses.

## Accommodation

**Total**                      **1,075 sq. ft.**

## Terms

The unit is available to let on a new effectively full repairing and insuring lease incorporating rent reviews, for a term to be agreed between the two parties. Rent upon application. VAT will not be charged on rent.

The landlord will levy a service charge to cover the cost of insurance and maintenance of the common parts.

## Legal Costs

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

## Rateable Value

RV £16,250  
Poundage 2023/24 £0.51.2p

## Viewing

Strictly by prior appointment with sole agents:-

Butters Associates  
80 High Street  
EGHAM  
TW20 9HE

**Contact: John Butters**

**Email:**

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