

## Location

The property is located in a prominent position in the heart of Egham fronting High Street at its junction with Station Road North and opposite the new Magna Square mixed use development incorporating a new Everyman Cinema, retail units including Budgens and residential units, all set amongst a mixture of commercial and retail uses. The town has attracted Office occupiers such as APD, Gartner, Belron Group and Future Electronics.

Egham provides a range of shops with multiples including Waitrose with a Travelodge above, along with Tesco, Boots, Cafe` Nero and independent operators, Bank, Post Office etc. all of which are close to hand. Most of the Magna Square development is now under offer or let to retailers and F & B operators.

The town enjoys excellent access to the [A30](#) and [M25](#) at J13 both of which are less than 1 mile from the property. Egham station is a short walk away and provides a frequent service to London Waterloo and Reading and Weybridge. Heathrow Airport lies approximately 3 miles to the north.

## Description

The building has an attractive façade and is Locally Listed. The ground floor former Bank is available while the first and second floors could be made available by separate negotiation if required.

The property has the benefit of being stripped out and ready for immediate fitting-out. The ground floor is self contained with its own WCs and staff break out area with tea station. The property has a rear access for loading. Parking at the rear can be available at additional cost.

The property as it stands could be suitable for a number of alternative uses such as retail, restaurant, gym, leisure office or medical uses.

## Accommodation

Ground Floor **Total 2,960 Sq. Ft.** Consideration will be given to reducing the size of the ground floor

## Terms

The property is available **To Let** on a new Full Repairing and Insuring Lease with rent reviews at 5 yearly intervals for a term to be agreed. Rental offers in excess of £75,000pax are sought for the ground floor.

## Legal Costs

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

## Value Added Tax

The property is elected for VAT.

## Rateable Value

Ground floor R.V. From 1/4/23, £37,500, Poundage 2023/24 £0.51.2p.

## Viewing

By prior appointment with Joint Sole letting Agents

AG&G  
8 Exchange Court  
Covent Garden  
LONDON WC2R 0JU  
020 7836 7826 / 07973 856 232  
REF PT

Butters Associates  
7c, 80 High Street  
EGHAM  
Surrey TW20 9HE  
01784 472700 / 07775 676 322  
REF JMB