

EGHAM Surrey
Church House & Crown House
133/139 High Street
TW20 9HL



COMMERCIAL PROPERTY CONSULTANTS

01784 472700

www.buttersassociates.co.uk

Preliminary Particulars
FREEHOLD FOR SALE
Prominent Town Centre
Mixed Use "E" Class / Residential Buildings
With Development/ Conversion Potential



- **Town centre location close to all amenities**
- **Close to Railway Station, good access to M25/J 13 + Heathrow**
- **On site car parking**
- **Of interest to Owner Occupiers, Developers and Investors**
- **Planning Permission to Extend + Convert**

7c, 80 High Street, Egham, Surrey TW20 9HE

Code of Practice for Commercial Leases.

As responsible head tenant, our client has regard to the recommendations of the Code of Practice for Commercial Leases in England and Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at www.commercialleasecodeew.co.uk or obtained from the **Royal Institution of Chartered Surveyors** (tel: 020 7334 3806).

The particulars contained in this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.