

Location

The property is situated in a very prominent position fronting High Street at its junction with Station Road North, adjacent to Papa Johns' Pizza and Esquires Coffee, immediately opposite the new Magna Square development which includes an Everyman Cinema, Budgens, Starbucks and Liberto Lounge. The property is close to Nationwide BS and other retail/commercial users. The town centre provides a range of both multiple and independent retailers such as Waitrose, Boots, Iceland, Card Factory, Tesco, Holland & Barrett, along with Post Office and cafes such as Costa Coffee and Cafè Nero and shortly Fluffy Fluffy the Japanese Pancakes company. Free limited time on-street parking is available in front of the unit.

The town has been enhanced by the Magna Square development and two purpose built Student accommodation developments close by.

Egham also serves the surrounding affluent areas of Englefield Green, Wentworth and Virginia Water and has a large resident contingent of students close by at University of London, Royal Holloway College. It has also attracted several major office occupiers such as Future Electronics, Azets, Enterprise Rent-a-car, Belron, Gartner and ADP.

The property is well located for access with the A30 and M25 both being within one mile of the property. Heathrow Airport lies approximately 3 miles to the north. Egham Station provided frequent services to London Waterloo and Reading/Frimley.

Description

The property fronts High Street and comprises a self-contained section of the Papa Johns' premises. The accommodation is an unusual shape internally as it widens considerably to the rear and has mainly been stripped out ready for a tenant to fit-out the space. The unit has a glazed frontage with a pair of automatic access doors. These could be altered and brought forward to the pavement line.

The space could be used for retail, office, leisure or medical uses if required subject to planning permission being obtained by the tenant. **A5 takeaway use will NOT be allowed.**

Externally the unit will have the benefit rear loading and refuse provision. The unit has an EPC rating of C.

Accommodation.

Ground Floor **Total 1,000 Sq. Ft.**

Terms

The property is available to let on a new, effectively full repairing and insuring sublease from Papa Johns' for a term of years to be agreed. Rent reviews will be at 3 then 5 yearly intervals. Rent and Terms upon application.

The Landlord levies a service charge for maintenance of the common parts, insurance etc.

Legal Costs

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

Value Added Tax

Rents etc may be subject to VAT.

Rateable Value

Rateable Value. £ TBA. Poundage 2024/25 £0.54.6p. Tenants may be eligible for some relief until April 2025

Viewing

Strictly by prior appointment through sole agents:-
Butters Associates, 80 High Street, EGHAM, TW20 9HE

Contact John Butters

Email: info@buttersassociates.co.uk

Tel: 01784 472 700 Mob. 07775 676322

