

Location

Egham is an historic Thames-side town situated in an affluent area with the added benefit of a high student population with University of London Royal Holloway College being situated on the outskirts of the town. The tourist attraction of Runnymede (N.T.) with its Magna Carta, John F Kennedy and Royal Air Forces memorials lies to the north of the town. The town is also home to a wide range of office occupiers including Future Electronics, Centrica/British Gas, Fujitsu, Belron, Kerry Foods and Enterprise Rent-a-car.

Egham is conveniently situated with access to the motorway network being gained at **J.13** of the **M.25/A30** a short distance to the east. Heathrow Airport lies approximately 2 miles to the north. Egham Station provides frequent rail services to London Waterloo and Reading.

Egham town centre provides a range of both multiple, (Waitrose, Tesco, Boots, Costa Coffee, Greggs, & Specsavers) and individual shops, banks, post office and restaurants etc.

The property is situated in a prominent position towards the east end of the High Street fronting the non pedestrianised section and enjoying free on street parking to the front. The Tesco/Hummer Road car park is situated immediately to the rear of the unit.

Description

The property comprises a ground floor lock up shop with the additional benefit of an A2 use forming part of a larger modern retail and office development originally constructed in the late 1980's. The unit is self contained having its own WC and kitchenette facility along with car parking allocated in the secure private car park to the rear.

The unit has the benefit of a glazed shop front with security shutter and suspended ceilings incorporating lighting, flooring and air conditioning. Externally there is a small covered forecourt to the front of the unit.

Accommodataion

Total 445 sq.ft.

Terms

The property is available to let on a new lease incorporating rent reviews for a term to be agreed. The lease will exclude security of contract. Rent upon application.

Legal Costs

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

Rateable Value

R.V. £8,400. Poundage 2018/19, £0.49.3p. Prospective tenants may be eligible for small business rate relief.

Viewing

Strictly by prior appointment with sole agents:-

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