

**EGHAM Surrey  
11 The Precinct  
High Street  
TW20 9HN**



COMMERCIAL PROPERTY CONSULTANTS

**01784 472700**

[www.buttersassociates.co.uk](http://www.buttersassociates.co.uk)

**TO LET**  
**1,300 sq ft (120 sq m)**  
**Located in Prime Pitch,**  
**Lock-up A1/A3 Retail/Restaurant unit**



- **Prominent Prime Position in Pedestrianised Location**
- **Opposite Post Office, Leightons Opticians, Costa Coffee, Tesco, Greggs, adjacent to Princess Alice Hospice, Waitrose & Travel Lodge**
- **On-Street Parking & Loading + Public Car Parking close by**
- **Affluent Surrey Town with University close by**
- **To let on new lease. Flexible terms**

**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](http://www.commercialleasecodeew.co.uk) or obtained from the **Royal Institution of Chartered Surveyors** (tel: 020 7334 3806).

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