

Location

The property is situated in a very prominent position fronting Station Road North, adjacent to its junction with High Street close to Santander, Barclays and Nat-West banks and Budgens. Free limited time on-street parking is available in front of the unit. The town centre provides a range of both multiple and independent retailers such as Waitrose, Boots, Iceland, Card Factory, Tesco, M & Co, along with banks and Post Office and cafes such as Costa Coffee and Caffè Nero.

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.

The town has been enhanced by the arrival of the new Waitrose and Travelodge. It will be further enhanced by the new **Egham Gateway** development immediately opposite the property in the near future.

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, Centrica, Fujitsu, Kerry Foods and Spectris PLC.

Description

The property fronts Station Road North and comprises a former banking premise. The ground floor will be stripped back, with the exception of the glazed shop front, to a shell with new services being capped off to allow a tenant to fit-out as required. It is proposed that the first floor will be converted into a 3 bedroom flat with its own access that can be taken with the ground floor if required at additional cost. Alternatively at this stage it could be left as ancillary space for the tenant if preferred.

Externally the unit will have the benefit side loading and refuse provision.

Accommodation

Ground Floor **1,300 Sq Ft (121 Sq M)**

First Floor, either ancillary space or 3 bedroom flat available at extra cost.

Terms

The property is available to let on a new full repairing and insuring lease, for a term of 10 or 15 years with Security of Tenure without a break. Rent reviews will be at 5 yearly intervals. 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

VAT may be payable at the prevailing rate.

Rateable Value

Rateable Value. To be advised

Viewing

Strictly by prior appointment through joint sole agents:-

Butters Associates
80 High Street
EGHAM
TW20 9HE

Contact: John Butters

Email: john@buttersassociates.co.uk

Tel: 01784 472 700 Mob. 07775 676322

Or through AS Retail
Rob Jones
0207 287 2777