

## Location

The property is situated in a prominent position on Thorpe Lea Road, a busy thoroughfare surrounded by a dense residential area approximately mid way between Egham and Staines town centres with both being less than one mile away. Egham has a range of shops with multiples including Tesco, Boots, Café Nero along with independent operators, Banks, Post Office etc. Close by within a few minutes' walk are several neighbourhood shops including Londis, William Hill, Martin's Newsagents and various catering outlets providing the necessities of life.

Both towns are centres for major office occupiers including Centrica, Bupa, Proctor & Gamble, Del-Monte and Future Electronics while Egham is home to University of London Royal Holloway and Bedford campus.

The property enjoys excellent access to the A30 and M25 at J13 both of which are less than one mile from the property. Egham and Staines Stations are both close by and provide a frequent service to London Waterloo and Reading. Heathrow Airport lies approximately 3 miles to the north.

## Description

The property lies to the rear of a paved forecourt and comprises a semi detached lock-up retail unit. The property has the benefit of an aluminium framed and glazed shop front leading into an open plan retail area. A WC and a tea station are located at the rear of the property.

## Accommodation

Retail area including WC and tea station = **625 sq ft**

## Planning

The property has been used for retail purposes. The property may be suitable for other uses such as A3/A5 catering uses or development of the roof space, subject to planning permission. Interested parties should make their own planning enquiries through Runnymede Borough Council.

## Terms

The property is available to let on flexible lease terms by arrangement between the two parties. Rent and terms upon application. Consideration will be given to a sale of the Freehold interest in the property.

## Legal Costs

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

## Rateable Value

Rateable value £6,100.

Business rate poundage 2018/19 is £0.49.3p.

Tenants may be eligible for small business rate relief and possible total exemption.

## Viewing

Strictly by prior appointment through sole agents:-  
Butters Associates

80 High Street  
EGHAM TW20 9HE

Contact: **John Butters**

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