

EGHAM, Surrey
The Literary Institute
51 High Street
TW20 9EW



COMMERCIAL PROPERTY CONSULTANTS

01784 472700

www.buttersassociates.co.uk

TO LET

Unique substantial town centre property
5,250 Sq Ft (488 Sq M)
Suitable for a variety of uses



- **Prominent position on High Street surrounded by all amenities**
- **Close to RBCs proposed new Egham Gateway development**
- **Close to Banks, cafes, Budgens, Iceland etc.**
- **Suitable for educational, leisure, medical, retail and other uses S.T.P.P.**
- **Large hall with stage plus ancillary spaces for storage, offices etc.**
- **Could be sub divided**
- **To Let on 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 or obtained from the **Royal Institution of Chartered Surveyors** (tel: 020 7334 3806).

The particulars contained in this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.