

Location

Egham is an affluent town situated approximately 1½ miles west of Staines and 4 miles south west of London Heathrow Airport. Royal Holloway, University of London with its population of circa 10,000 students lies approximately one mile away at Englefield Green. The town has attracted several international office occupiers including Gartner, Future Electronics, Spectris PLC, Kerry Foods, Belron and Procter and Gamble

The town benefits from good communications being less than one mile from Junction 13 of the **M25** Motorway and **A30** trunk road. Egham railway station provides a fast and frequent service to London Waterloo and Reading.

Retailers in the vicinity include Waitrose, Post Office, Specsavers, Tesco, Boots, Costa Coffee, Princess Alice Hospice, Card Factory and Timpson.

The new Magna Square development is nearing completion with an Everyman Cinema anchoring the scheme and will enhance the retail element of the town further.

Description

The ground floor unit forms part of The Precinct development of retail units and offices situated in the pedestrianised section of the High Street in the heart of the town. The unit was formally a Chemist which expanded and moved opposite and can be used for E Class uses. The unit has the benefit of a glazed shop front, some lighting and flooring throughout. Capped off services are in the unit.

Accommodation

Frontage	17'3"
Built depth circa	51'6"
Total	605 Sq Ft.

Terms

The unit is available to let for immediate occupation on a new effectively full repairing lease for a term of 5 years. The lease will exclude **Security of Tenure**. In addition the lease will incorporate a **MUTUAL** rolling break clause exercisable to take effect **at any time from 1 September 2024**, subject to a minimum of 6 months prior written notice. The landlord will levy a service charge to cover the cost of insurance and maintenance of the common parts.

Rent

Upon Application

Rateable Value

Rateable value £18,250. 2021/22 poundage £0.51.2p

Value Added Tax

VAT will be payable at the prevailing rate.

Legal Costs

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

Viewing

Strictly by prior appointment with sole agents:-

Butters Associates
80 High Street
EGHAM
TW20 9HE

Contact: John Butters

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