

## Location

The property fronts Trumps Green Road close to its junction with Beechmont Avenue. Trumps Green Road is a busy thoroughfare linking Bagshot and Windlesham to Virginia Water and to Egham and Staines town centres beyond. The property is prominently located and serves the immediate surrounding local area, which is predominantly a very affluent residential in nature, interspersed with some commercial businesses.

Virginia Water is a busy thriving centre which enjoys easy access and parking and provides the necessities of life having both Londis and Budgens supermarkets, Post Office, Costa Coffee, newsagents along with independent retailers and several cafes and restaurants

Situated just to the south west of Heathrow Airport, the property also benefits from good communications being circa 3 miles from Junctions 11 & 13 of the M25 Motorway and A30 trunk road. Virginia Water Railway Station provide a fast and frequent service to London Waterloo, Reading and Weybridge.

## Description

The property forms part of a well established, purpose built parade of retail units with maisonettes above fronting Trumps Green Road. The parade includes Londis and Post Office along with a beauty salon, drycleaner/laundrette, interiors/furniture shop, fish and chip shop and DIY/hardware shop,

The ground floor office/retail unit has a glazed shop front with double doors giving access into the main office/retail area. A meeting room has been partitioned out of the area, but this could be removed. The unit has a suspended ceiling with lighting, carpeting and air conditioning. A WC and Kitchen are located at the rear. Loading is provided from the rear communal yard/car-park. In addition, a garage and store are situated at the rear.

## Accommodation

Office/retail incl. staff area	800 Sq.Ft.
Ancillary store + garage	<u>190 Sq.Ft.</u>
<b>Total</b>	<b>990 Sq.Ft</b>

## Terms

The property is available to let on a new Full Repairing and Insuring lease for a term to be agreed with rent reviews at 5 yearly intervals. Rent upon application.

## Value Added Tax

VAT may be payable at the prevailing rate. Details on application.

## Legal Costs

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

## Rateable Value

RV £7,700 Poundage 2034/24 £0.49.7p. The tenant may be eligible for Small Business Rate Relief.

## Viewing

Strictly by prior appointment with sole agent's:-

Butters Associates  
80 High Street  
EGHAM  
TW20 9HE

**Contact: John Butters**  
**Email: [john@buttersassociates.co.uk](mailto:john@buttersassociates.co.uk)**  
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