

EGHAM Surrey
46 High Street
TW20 9EW

Butters
Associates

COMMERCIAL PROPERTY CONSULTANTS

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www.buttersassociates.co.uk

TO LET

**3,000 Sq. Ft. Prominent Town Centre E Class
Ground Floor Retail/Restaurant Premises
Stripped out ready for fitting-out**



- **Opposite new Magna Square development with Everyman Cinema**
- **Opposite new Budgens, Starbucks and Liberto Lounge**
- **Next to new Papa Johns' Pizza & Nationwide Building Society**
- **Upper parts may be available if required.**
- **Locally listed building with attractive façade. suitable for variety of alternative uses.**
- **Close to Egham Station**
- **Affluent Surrey town with University**

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).

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