

Location

The property is situated in a prominent position fronting Station Road North, adjacent to its junction with High Street opposite the new Magna Square development which includes an Everyman Cinema, Budgens & Liberto Lounge and close to the town centre which provides a range of both multiple and independent retailers such as Waitrose, Boots, Iceland, Card Factory, Tesco, with bank and Post Office and cafes such as Costa Coffee and Caffè Nero.

The property is well located for access with the A30 and M25 both being within one mile of the property. Heathrow Airport lies approximately 3 miles to the north.

Egham also serves the surrounding affluent areas of Englefield Green, Wentworth and Virginia Water and has a large resident contingent of students close by at University of London, Royal Holloway College. It has also attracted several major office occupiers such as Future Electronics, Gartner, Belron, Kerry Foods and recently ADP.

Description

The property has previously been used as a training centre but could be used for other uses such as retail, café/restaurant, leisure, medical or office uses. It is larger than it appears externally and could be described as "quirky". The property fronts Station Road with rear elevations overlooking Church Road for advertising purposes.

The property is accessed from Station Rd. North into a reception area. This leads to the main area with windows and doors overlooking an enclosed courtyard. Off this is a storeroom, kitchen and WCs. Stairs lead to the first floor which is open plan with windows on two elevations.

The property has the benefit of Gas fired central heating, lighting, power distribution and carpeting throughout and is ready for immediate occupation.

Accommodation

Ground Floor **1,085 Sq Ft**
First Floor, **580 Sq Ft**
Total **1,665 Sq Ft**

Terms

The property is available to let on a new full repairing and insuring lease, for a term to be agreed. Rent reviews will be at 5 yearly intervals. Terms upon application.

The Landlord levies a service charge for maintenance of the common parts, insurance etc.

Legal Costs

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

Value Added Tax

VAT may be payable at the prevailing rate.

Rateable Value

Rateable Value from 1/4/23. £24,750. Poundage £0.51.2p.

Viewing

Strictly by prior appointment through sole agents:-

Butters Associates
80 High Street
EGHAM
TW20 9HE

Contact: John Butters

Email: john@buttersassociates.co.uk

Tel: 01784 472 700 Mob. 07775 676322

