

Location

The property is located in a prominent position fronting High Street at its junction with Manor Farm Lane and Hummer Road and set amongst a mixture of commercial and retail uses. The town has attracted occupiers such as Gartner Group, ADP, Belron and Future Electronics. The town is also home to the well-regarded Royal Holloway University of London which has spawned several embryonic companies through its research facilities.

Egham provides a range of shops with multiples including Waitrose, Tesco, Boots, Costa Coffee, Cafe` Nero, Holland & Barrett and Specsavers along with independent operators, Bank, Post Office etc. all of which are close to hand. It has recently been enhanced by the Magna Square development which includes an Everyman Cinema, Liberto Lounge, Starbucks and Budgens.

The town enjoys excellent access to the A30 and M25 at J13 both of which are less than 1 mile from the property. Egham Station is a short walk away and provides a frequent service to London Waterloo and Reading. Heathrow Airport lies approximately 3 miles to the north.

Description

The properties comprise 2 self-contained ground floor units with E Class use allowing them to be used as Retail, Office, Leisure or Medical uses. The accommodation has good natural light with a fully glazed frontage and has and they enjoy the benefit of ceilings incorporating lighting, central heating, power and data/telephone distribution is via 3 compartment trunking. WC facilities are provided in the units.

Accommodation

133, circa 460 sq.ft
135, circa 875 sq.ft.

Terms

The properties are available to let on a new Full Repairing and Insuring Leases with rent reviews at five yearly intervals, on flexible terms by negotiation. Rent upon application.

Rateable Value

133, Rateable Value £ 10,500 Poundage 2024/25 £0.51.2p.
133 Tenant may be eligible for Small Business relief.
135 Rateable Value £ 20,500 Poundage 2024/25 £0.51.2p

Legal Costs

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

Value Added Tax

VAT will be payable at the prevailing rate.

Viewing

Strictly by prior appointment through sole agents:-

Butters Associates

80 High Street

EGHAM TW20 9HE

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