

Location

The property is situated in a very prominent position fronting High Street at its junction with Station Road North, immediately opposite the new Egham Gateway West development which is under construction and due for completion in mid. 2021. The property is next to Barclays and Nat-West banks and other retail/commercial users. Free limited time on-street parking is available in front of the unit. The town centre provides a range of both multiple and independent retailers such as Waitrose, Boots, Iceland, Card Factory, Tesco, M & Co, along with banks and Post Office and cafes such as Costa Coffee and Caffè Nero.

The town has been enhanced by the arrival of the new Waitrose and Travelodge a couple of years ago. It will be further enhanced by the new **Egham Gateway West** development. The development will comprise an Everyman Cinema along with new retail units and residential flats above and a self-contained student accommodation block. In addition the property is next to a second proposed new student accommodation development.

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, Centrica, Enterprise Rent-a-car, Kerry Foods and Spectris PLC.

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 Station provided frequent services to London Waterloo and Reading/Frimley.

Description

The property fronts High Street and comprises a former Santander banking premise. The ground floor unit has been used as a banking hall with offices and staff facilities to the rear. The property can currently be used for A1/A2 retail/office purposes. Other uses will be considered subject to planning permission being obtained by the tenant.

The unit has an extensive glazed frontage with a pair of automatic access doors, air conditioning, suspended ceilings with lighting, power distribution and floor coverings. Some partitioning has been erected towards the rear to form offices/storage areas

Externally the unit will have the benefit rear loading and refuse provision. The unit has an EPC rating of C.

Accommodation

Ground Floor **Total 2,512Sq Ft**

Terms

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

At present the property is not elected for VAT. However provision may be made in the lease to allow it.

Rateable Value

Rateable Value. £43,000. Poundage 2020/21 £0.51.2p. Tenants may be eligible for some relief until April 2021

Viewing

Strictly by prior appointment through sole agents:-
Butters Associates, 80 High Street, EGHAM, TW20 9HE

Contact John Butters

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