

## Location

Egham is situated approximately 1 ½ miles west of Staines and 4 miles south west of London Heathrow Airport. University of London Royal Holloway College with its population of circa 9000 students lies approximately 1 mile away at Englefield Green.

The town benefits from good communications being less than 1 mile from Junction 13 of the M25 Motorway and A30 trunk road. Egham railway station provides a fast and frequent service to London Waterloo and Reading.

The property is located in the heart of the town in a prominent position fronting High Street on the corner of Hummer Road. Hummer Road leads to the public pay & display and Tesco car park close by. Occupiers in the vicinity include Post Office, Tesco and Papa John's Pizza. The Waitrose and Travel Lodge which opened circa 4 years ago enhanced the town. It will further enhanced by the new Egham Gateway scheme that is currently under construction.

## Description

The ground floor unit form part of a larger building comprising a ground floor retail unit and separately accessed residential accommodation above. The property was refurbished circa 8 years ago.

The unit has been well fitted as a hairdressers' with ceilings incorporating lighting, tiled floors plumbing and power distribution. Ancillary storage and WC facilities are provided to the rear of the unit. Car parking and loading are situated at the rear accessed from Hummer Road.

Other uses may be considered S.T.P.P. being obtained by the new tenant.

## Accommodation

Net frontage	17'4"
Built depth	49'0"
Retail area	585 sq.ft.
Ancil. storage etc.	<u>190 sq.ft.</u>
<b>Total</b>	<b>775 sq.ft.</b>

## Terms

The unit is available to let on a new effectively full repairing and insuring lease incorporating rent reviews, for a term to be agreed between the two parties at a rent of **£25,000 per annum exclusive**. VAT may be charged on rents etc.

The landlord will levy a service charge to cover the cost of insurance and maintenance of the common parts.

## Rateable Value

Rateable Value £12,500 Poundage 2020/21 £0.50.4p. The tenant may be eligible for Small Business Rate Relief.

## Legal Costs

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

## Viewing

Strictly by prior appointment with sole agents:-

Butters Associates  
80 High Street  
EGHAM  
TW20 9HE

**Contact: John Butters**

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

**Tel. 01784 472700 or Mob: 07775 676322**