

PRIME HIGH STREET SHOP UNIT TO LET

55 HIGH STREET
EGHAM
TW20 9EX



Dec 2018

- Affluent University Town.
- Close to entrance to Waitrose and Travelodge.
- Extensive car parking nearby adjacent to Tesco.
- Nearby retailers include Boots, Superdrug, Iceland, Holland & Barrett & Timpson.

Location

Egham is an affluent university town in the Borough of Runnymede in Surrey, with a large resident contingent of students close by at University of London, Royal Holloway College.

Located 19 miles to the west of London, it is well connected by the A30 and M25. Heathrow Airport lies approximately 3 miles to the north and Egham Station provides frequent services to London Waterloo.

Description

The unit forms part of an extremely attractive building and occupies a prime position fronting High Street.

The town has been significantly enhanced by the recent arrival of a new Waitrose and Travelodge and by mid-2021 the new Gateway West development opposite will see the inclusion of an Everyman Cinema, new retail units alongside 100 new homes and student accommodation.

Terms

The previous tenant is no longer in occupation and subject to full vacant possession, the premises are available on a new lease, for a term of years to be agreed, at a commencing rental of £40,000 per annum exclusive.

Accommodation

The property has the following approximate dimensions and floor areas:-

Gross frontage	8.97 m	29 ft 5 ins
Internal width	8.38 m	27 ft 5 ins
(narrowing to)	4.57 m	15 ft
Shop depth	19.49 m	63 ft 11 ins
Ground floor area	123.60 Sq. m	1,330 Sq. ft

The property benefits from double rear loading and a single parking space which is situated at the rear of the shop.

EPC

Details available on request.

Rates

Zero payable until 1st April 2021 due to the Government Covid-19 tax break. Prior to that the VOA website shows a Rateable Value of £30,000 and for rates payable from 1st April 2021 please refer to the Local Charging Authority, Runnymede Borough Council - 01932 838383.

Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWINGS - Strictly by appointment

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Our Joint Agent - Butters Associates Ltd

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50 metres

Experian Goad Plan Created: 19/11/2020

Created By: Brasier Freeth



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