

# LOCK-UP RETAIL UNIT TO LET/FOR SALE



**625 Sq. Ft. (58.00 Sq. M.)**

104 Thorpe Lea Road

**Egham**

TW20 8BN

SUITABLE FOR OTHER USES S.T.P.P.

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Windsor office 01753 851251



## Location

The property is situated in a prominent location on Thorpe Lea Road, a busy thoroughfare surrounded by a dense residential area approximately mid way between Egham and Staines town centres with both being less than one mile away. Egham has a range of shops with multiples including Tesco, Boots, Cafe Nero along with independent operators, banks, post office etc. Within a few minutes' walk are several neighbourhood shops including Londis, William Hill, Martin's Newsagents and various catering outlets providing the necessities of life.

Both towns are centres for major office occupiers including Centrica, Bupa, Proctor & Gamble, Del-Monte and Future Electronics while Egham is home to University of London Royal Holloway and Bedford campus.

The property enjoys excellent access to the A30 and M25 at J13 both of which are less than one mile from the property. Egham and Staines Stations are both close by and provide a frequent service to London Waterloo and Reading. Heathrow Airport lies approximately 3 miles to the north.

## Description

The property lies to the rear of a paved forecourt and comprises a semi detached lock-up retail unit. The property has the benefit of an aluminium framed and glazed shop front leading into an open plan retail area. A WC and a tea station are located at the rear of the property.

## Accommodation

	Sq. Ft.	M2
Retail Area	625	58.1
WC and tea station		
<b>TOTAL</b>	<b>625</b>	<b>58.1</b>

*Approx net internal area (NIA)*

## Terms

Rental £18,500 pax

The rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

Freehold: £265,000

The property is available to let on flexible lease terms by arrangement between the two parties. Rent and terms upon application. Consideration will be given to the sale of the Freehold interest in the property.

## Business Rates

The billing authority is Runnymede Borough Council.

Rateable value: £6,100

Tenants may be eligible for small business rate relief and possible tax exemption. We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

## Legal Costs/VAT

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

## Amenities

- Prominent location on busy thoroughfare
- Suitable for Other Uses S.T.P.P.
- Close to Londis, William Hill, Martin's Newsagents
- Densely populated residential area close to large school
- Display Forecourt

## Energy Performance Rating

E - 111

## Viewing and further information



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