

## PROPERTY PARTICULARS

**29 The Precinct High Street Egham TW20 9HN**

**TO LET**



## Prominent Retail Unit in Prime Pitch

**1,200 Sq. Ft. (111 sq. m.)**

- Prominent Prime Position-Pedestrianised Location
- Opposite Tesco, Boots, Timpson adjacent to Waitrose, Subway
- On-Street Parking and loading
- Affluent Surrey town with University close by
- To Let on new lease. Flexible terms.

**POTTER ASSOCIATES**  
Incorporating

**Butters Associates**  
COMMERCIAL PROPERTY CONSULTANTS

### Code of Practice

You should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website – <http://www.commercialleascodeew.co.uk>

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## Location

Egham is situated approximately 1½ miles west of Staines and 4 miles south west of London Heathrow Airport. Royal Holloway, University of London with its population of circa 7,000 students lies approximately one mile away at Englefield Green. The town has attracted several international office occupiers including Gartner, Future Electronics, Belron Enterprise rent-a-car, ADP and Azets

The town benefits from good communications being less than one 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.

Occupiers in the vicinity include Travelodge, Post Office, Cavan Bakery, Waitrose Tesco, Boots, Costa Coffee, Princess Alice Hospice, Bayfields and Timpson. The town has recently been enhanced by the Magna Square development which includes an Everyman Cinema, Starbucks, Liberto Lunge and Budgens.

## Description

The ground floor unit forms part of The Precinct development of retail units and offices situated in the pedestrianised section of the High Street in the heart of the town. The unit has the benefit of a glazed shop front, lighting and air conditioning. The unit has had some partitioning installed to provide individual rooms which can remain or be removed while Kitchen/WC facilities are provided to the rear of the unit. Parking is provided in the Church Road underground car park or Hummer Rd surface car park, both close to the property.

## Accommodation

**Total            1,200 Sq.Ft. (111.47 sq.m.)**

## Terms

The unit is available to let for immediate occupation on a new internal repairing lease for a term of 2 years. The lease will incorporate a MUTUAL rolling break clause exercisable at any time, subject to a minimum of 6 months written notice. The lease will exclude Security of Tenure. The landlord will levy a service charge to cover the cost of insurance and maintenance of the common parts.

## Rent

Upon Application

## Value Added Tax

Rents etc may be subject to V.A.T. at the prevailing rate.

## Legal Costs

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

## EPC

Grade D

## Rateable Value

Rateable value £32,250. 2026/27 RHL poundage 38.2p

## Viewing

Strictly by prior appointment through Landlords agents:-

### Potter Associates

45a High Street

ETON

Berkshire SL4 6BL

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### Butters Associates

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Surrey TW20 9HE

**Contact John Butters**

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