

PROPERTY PARTICULARS

Unit 1 ,80 High Street 80 High Street Egham

TW20 9HE

TO LET



Lock Up Class E Unit

640 Sq. Ft. (59 sq. m.)

- High Street Location
- Suitable for Class “E” Retail/Office/Medical/Leisure Uses
- On-Street Parking and loading
- To Let on new lease. Flexible terms.



Incorporating



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.commercialleasecodeew.co.uk>

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Location

The property is located in a prominent position amongst a mixture of traditional retail users and office users with on street parking immediately in front of the unit. Additional parking is located to the rear in the Hummer Road car park.

Egham provides a range of shops with multiples including Waitrose, Tesco, Boots, Poundstrechers, Costa Coffee, Card Factory, Holland & Barrett along with independent operators, bank, Post Office, cafés, restaurants etc. The town has been enhanced recently by the completion of the new Magna Square and The Straights development which includes an Everyman Cinema, Budgens, Liberto Lounge and Starbucks, Esquires Coffee and Fluffy Fluffy.

The town enjoys excellent access to the A30 and M25 at J13 both of which are less than one mile from the property. The affluent areas of Wentworth, Virginia Water and Sunningdale are close by. In addition, Royal Holloway, University of London with its large student population is approximately one mile away.

Description

The property comprises a ground floor lock up retail unit forming part of a larger complex, which is accessed from the High Street via a communal reception/entrance. The unit has the benefit of a glazed shop front, heating, lighting, and flooring throughout and use of communal WC and kitchen facilities.

Accommodation

Total 640 Sq.Ft. (59 sq.m.)

Terms

The unit is available to let on a new flexible lease for a term to be agreed between the two parties at a rent of £29,000 per annum exclusive.

The Landlord levies a service charge for maintenance of the common parts, insurance, heating and lighting. Terms upon application.

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

TBC

Rateable Value

£15,750. R.H.L. Poundage 2026/27 £0.38.2p.

Viewing

Strictly by prior appointment through Landlords agents':-

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