

Unit 3 The White House | 53/55 High Street | Egham | TW20 9EX

Prominent lock up retail unit | To Let

Location

Egham is an affluent university town in the Borough of Runnymede in Surrey, with a large resident contingent of students close by at the 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 with the new Magna Square development nearby seeing the opening of a new 4 screen Everyman cinema. The development also includes a new Budgens store, 10,000 Sq. ft of new commercial space and 100 homes.

Terms

The unit is available to let on a new full repairing lease for a term to be agreed.

Accommodation

The property has the following approximate floor area:-

Ground floor | 90.58 Sq. m | 975 Sq.ft

Rent

£35,000 per annum exclusive. The landlord will levy a service charge to cover the cost of insurance and maintenance of the common parts. VAT will be chargeable on rents etc.

EPC

An EPC has been commissioned and is awaited.

Rates

The VOA website shows that the Rateable Value from April 2024 will be £24,750. For rates payable 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.



- Affluent University Town
- Close to entrance to Waitrose, Travelodge & the new Magna Square development
- Extensive car parking nearby adjacent to Tesco
- Nearby retailers include Boots, Superdrug, Iceland, Holland & Barrett & Timpson

Damian Sumner
07974 085738
damian.sumner@brasierfreeth.com

Or our joint agents
Butters Associates
01784 472700

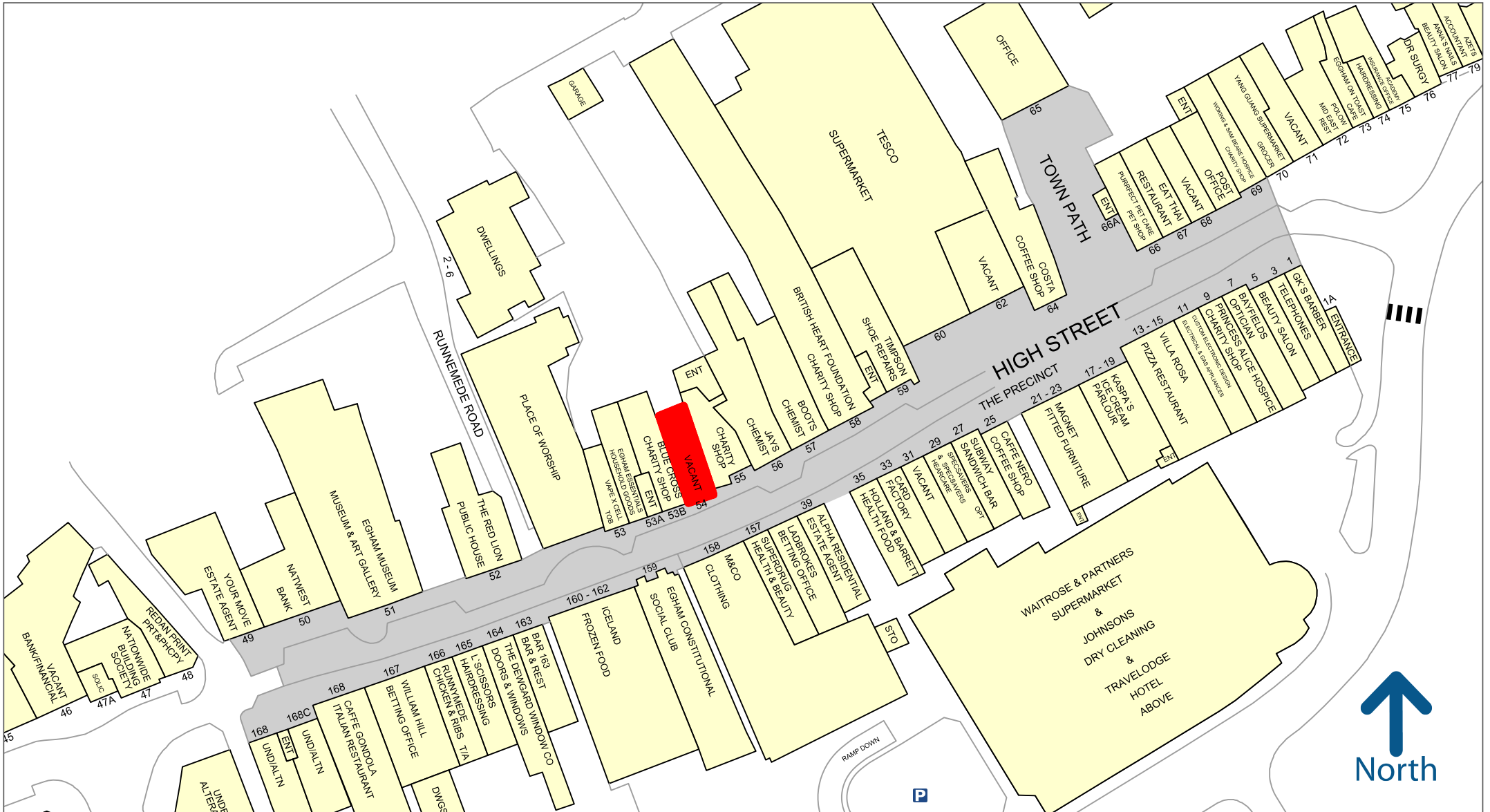
VIEWINGS - Strictly by appointment

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

Information required will include:-

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

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50 metres

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