



## RUNNYMEDE HOUSE, 96-97 HIGH STREET, EGHAM TW20 9HQ

### Summary

- Detached building comprising vacant office space (4,250ft<sup>2</sup>), 3 x existing apartments (retained by seller) and rear car park situated on a site of 0.2 acres
- Planning permission for 4 new build apartments in the car park
- Offers potential for further redevelopment with historic PD rights to convert the office to residential apartments
- Offers invited in the region of £975,000 for the freehold interest with the existing apartments available to purchase by separate negotiation

### Description

The existing property comprises a detached mixed-use building comprising a vacant self-contained office, known as Runnymede House totalling 4,250ft<sup>2</sup> NIA over 3-storleys.

Adjoining the office and fronting Denham Road with it's own entrance via the car park are 3 x residential units which are to be retained by the Seller on new 999 year leases. Note they would be available to purchase by separate negotiation.

The property also benefits from a car park for 18 cars, some of which would be utilised for the development of the 4 apartments.

### Location

The property occupies a prominent position along the Egham High Street.

The property benefits from being within walking distance from the shopping precinct, providing well-known names including Waitrose, Tesco, Caffé Nero, Specsavers, Boots and Travelodge.

Egham train station is 0.4 miles from the property, providing frequent services into London Waterloo and Reading.



Extant Planning - 2009

Unit	Floor	Description	GIA m <sup>2</sup>	GIA ft <sup>2</sup>
1	First	Studio	32	347
2	First	1 Bedroom Flat	51	553
3	Second	Studio	32	347
4	Second	1 Bedroom Flat	51	553
<b>Total</b>			<b>167</b>	<b>1,800</b>

### Planning and Development Potential

Planning permission was granted in 2009 under reference RU.09/0237 for the extension to the existing building into the car park fronting Denham Road and creation of 5 x residential flats. We understand that 1 of the flats was created which implemented the planning permission meaning the planning permission is extant for 4 x residential units (2 x studio and 2 x 1 bed units) totalling 1,681ft<sup>2</sup>.

The property benefitted from prior approval in 2017 which has since lapsed (reference: RU.17/1098) for the conversion of the office element to 11 residential units. The development works did not commence as the building was subsequently occupied by the vendor.

2 subsequent prior approval applications were refused in 2023 for 6 x residential units due to flood risk concerns.

The property offers further development potential by addressing the flood risk concerns and converting the office space and by creating an additional floor on top of the existing office building.



### Tenure

The property will be sold freehold.

### VAT

We understand the property is not elected for VAT.

### Terms

Offers invited in the region of £975,000 for the freehold interest .

### Contact

To discuss any aspect of this property or the disposal process, please contact the Seller's sole agent:

Jordan Oldfield 020 7183 2529

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