EGHAM

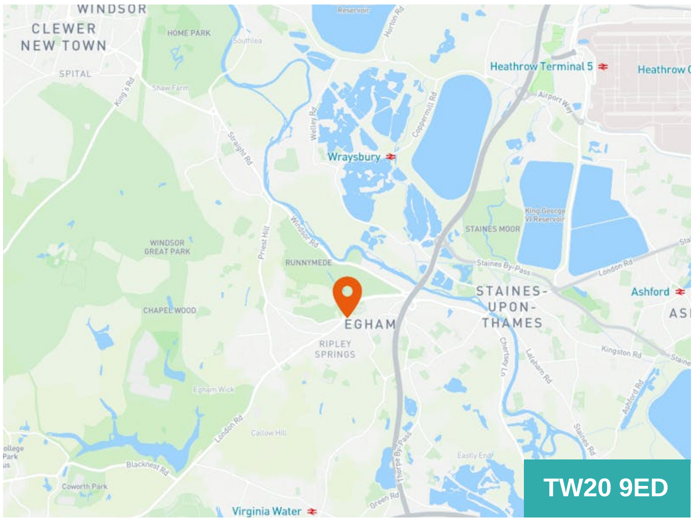
189 High Street, TW20 9ED

RESIDENTIAL FOR SALE

2,839 SQ FT

- Freehold
- Well-located within Egham High Street
- Close to A30 (Egham By-Pass)
- 3 minute drive from Egham railway station (9 minute walk)
- Fully Let
- Residential Flats secured on AST's

Opportunity to acquire 189 High Street, Egham, a mixed-use property boasting prominent frontage onto Egham High Street.



Summary

Available Size	2,839 sq ft
Price	£895,000
VAT	Applicable
EPC Rating	E

Description

189 High Street, Egham, is a mixed-use property comprising of a ground floor retail unit, first-floor office, and three residential flats across the upper floors.

The commercial space is occupied by Kingswood Group- financial planning and wealth advisory company. It features front-facing offices with impressive retail window displays. To the rear a small meeting room offers privacy with views over a secluded courtyard. The unit benefits from kitchen and WC facilities.

The first floor offices (accessed via rear stairwell on ground floor) provide flexibility for a single commercial tenant across both floors or separate office/ private consultancy as required.

Two flats are located on the 1st floor, the third occupies the 2nd floor (via its own stairwell). The flats comprise one studio, one one-bed and one two bed each with kitchen and WC facilities.

Location

The property is located within the high street in Egham, next to the A30 (Egham By-Pass).

Egham's high street has a mix of national and independent retailers and the property is a nine minute walk or a two minute drive from the railway station. 189 High Street also boasts proximity to Royal Holloway, University of London which further highlights Egham's strong rental market.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Commercial	993	92.25
1st - Commercial	470	43.66
1st - Residential	229	21.27
1st - Residential 2	411	38.18
2nd - Residential 3	736	68.38

Tenancies

The commercial element of the property is let to KW Wealth Planning Limited on a lease expiring 18 January 2034 at a rent of £28,000 per annum. There are break clauses on the 3rd and 6th anniversaries of the lease (i.e., 19 January 2027 and 19 January 2030) subject to 6 months' written notice.

The residential flats are all secured on ASTs receiving a combined income of £36,600 per annum gross.

Total income is £64,600 per annum gross.

Viewings

Strictly by appointment through the sole agent

Richard Dawtrey
020 3589 0058
07881 588 526
rdawtrey@vailwilliams.com

George O'Connor
01483 446800
07836 544 564
goconnor@vailwilliams.com

Naomi Ray
01865 597 222
07789966740
nray@vailwilliams.

vailwilliams.com