



**Pooley Green Road, Egham, TW20 8AS**

**OIEO £475,000 F/H**

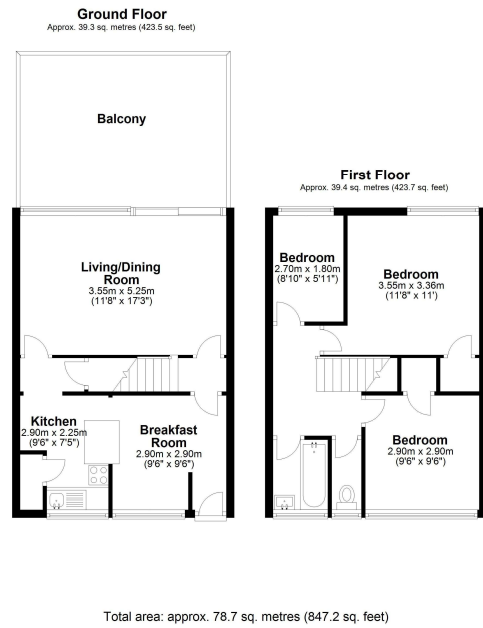
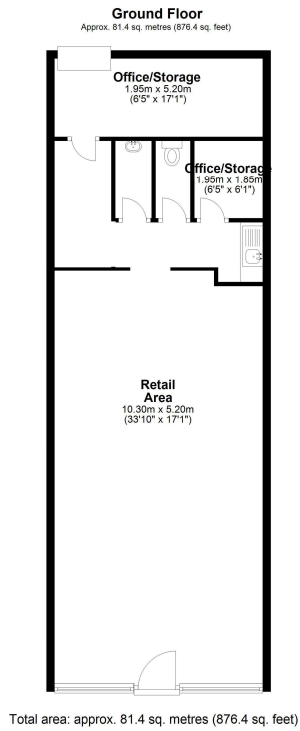


**RETAIL WITH FLAT OVER.** Situated within the main parade of shops within the Egham Hythe area, which is densely populated by families with various local schools close by and situated between Egham and Staines. This large retail unit with a three-bedroom, roof terraced flat over offers amazing potential. We are selling the freehold with a retail tenancy achieving £18,000 per annum until October 2026 and a current tenancy on the flat of £1350pcm until October 2024. Please contact the sellers sole agents for an appointment.

**ZERO STAMP DUTY FOR FIRST TIME BUYERS UP TO £425,000**

# Pooley Green Road, Egham, Surrey, TW20 8AS

## FLOOR PLAN



All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

## EPC

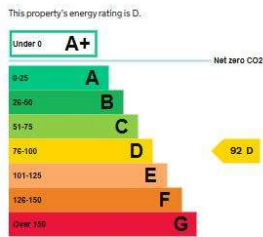
221 Pooley Green Road EGHAM TW20 8AS	Energy rating <b>D</b>
Valid until 21 August 2026	Certificate number 010-0336-8219-1598-6002

Property type: A1/A2 Retail and Financial/Professional services  
Total floor area: 82 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.  
You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score



Properties get a rating from A+ (best) to G (worst) and a score.  
The better the rating and score, the lower your property's carbon emissions may likely be.

**COUNCIL TAX BAND: C - Runnymede Borough Council**

221 Pooley Green Road EGHAM TW20 8AS	Report number 0891-9385-0540-1300-1602
	Valid until 21 August 2026

### Energy rating and EPC

This property's energy rating is D.  
For more information on the property's energy performance, [see the EPC for this property](#).

### Recommendations

Changes that may pay for themselves within 3 years	Potential impact on carbon emissions
Consider replacing 18 lamps with retrofit T5 conversion kit.	High
Introduce HF (high frequency) ballasts for fluorescent tubes. Reduced number of fittings required.	Low
In some cases, the solar gain limit in criterion 3 of AD2A 2010 is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Changes that may pay for themselves in over 7 years	Potential impact on carbon emissions
The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Chiller efficiency is low. Consider upgrading chiller plant.	Medium
Consider installing building mounted wind turbine(s).	Low
Add optimum start/stop to the heating system.	Low
Consider installing solar water heating.	Low

### Property and report details

Report issued on	22 August 2016
Total useful floor area	82 square metres
Building environment	Air Conditioning
Calculation tool	CLG, SBEM, v5.2.6, SBEM, v5.2.2.2



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