



Pooley Green Road, Egham, TW20 8AS

OIEO £475,000 F/H

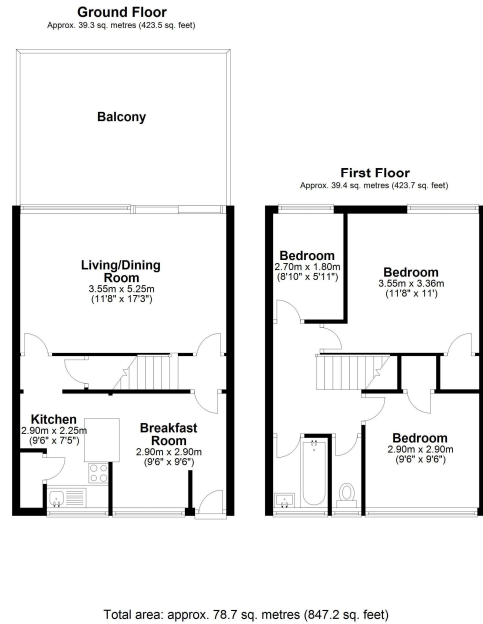
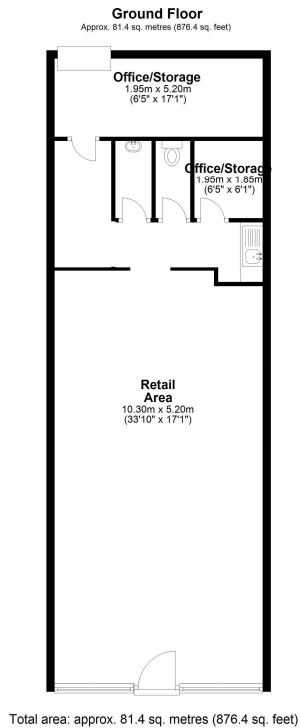


RETAIL WITH FLAT OVER. Situated within the main parade of shops within the Egham Hythe area, which is densely populated by families with various local schools close by and situated between Egham and Staines. This large retail unit with a three-bedroom, roof terraced flat over offers amazing potential. 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
D

Valid until
21 August 2026

Certificate number
0110-0336-8219-1598-8002

221 Pooley Green Road
EGHAM
TW20 8AS

Report number
0819-6389-1540-1000-6003

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.

221a, Pooley Green Road
EGHAM
TW20 8AS

Energy rating
E

Valid until
25 June 2029

Certificate number
8481-6324-6190-1512-0992

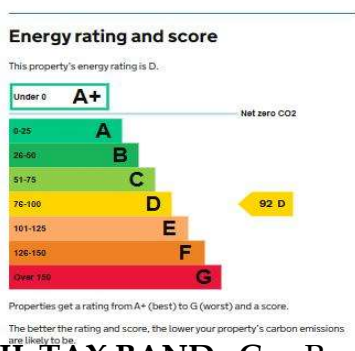
Property type A1/A2 Retail and Financial/Professional services

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](#).



- Recommendations**
- Changes that may pay for themselves within 3 years
- | Recommendation | Potential impact on carbon emissions |
|--|--------------------------------------|
| Consider replacing 18 lamps with retrofit LED conversion kit. | High |
| Introduce HF (high frequency) ballasts for fluorescent tubes. Reduced number of fittings required. | Low |
| In some cases, the solar gain limit is criterion 2 of ADL3 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
- | Recommendation | 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, v3.2.6, SBEM, v3.2.6.2

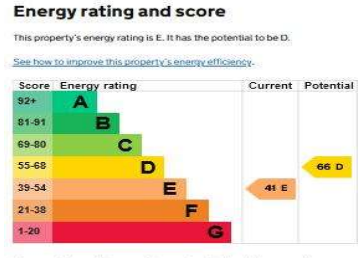
Property type Top-floor maisonette

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](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

COUNCIL TAX BAND: C - Runnymede Borough Council



@NEVIN_AND_WELLS