

**Thorpe Lea Road, Egham, Surrey, TW20 8BN**

**£600,000 F/H**



Available with vacant possession for the ground floor retail unit/office. The unit has the benefit of a main front space with office to the rear, leading nicely to the workshop with its own private yard/parking measuring at approximately 76ft, approached via double gates to the rear. Located between Staines and Egham with easy access to London and mainline stations. On the first and second floor is a three bedroom flat which is currently achieving £1300pcm until sept 2025.

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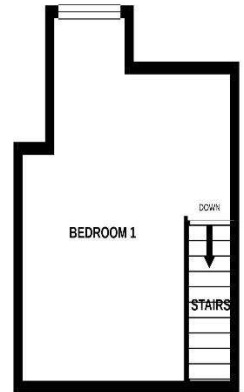
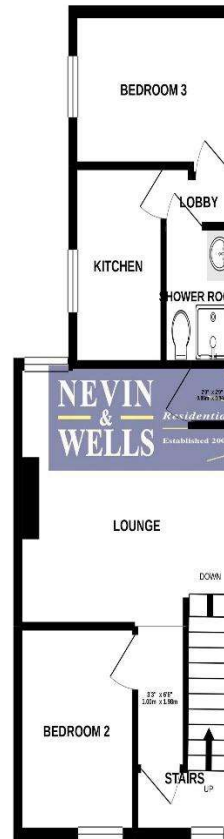
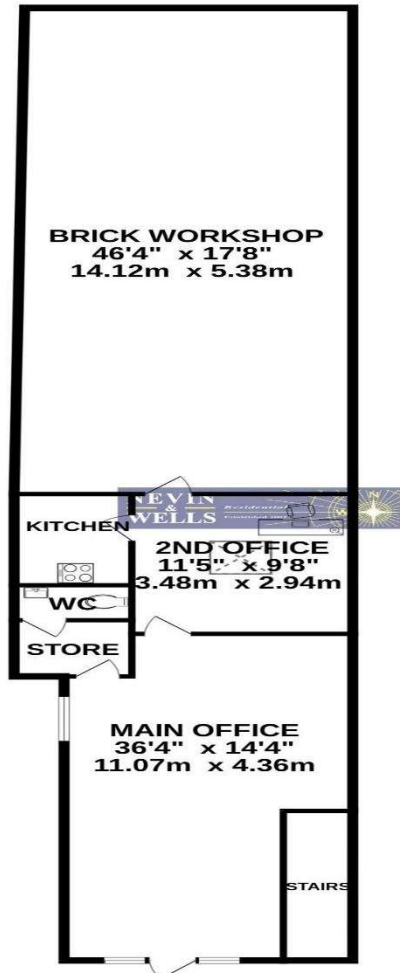
## FLOORPLAN

GROUND FLOOR

GROUND FLOOR  
2014/15/16/17/18/19

1ST FLOOR  
2014/15/16/17/18/19

2ND FLOOR  
2014/15/16/17/18/19



TOTAL FLOOR AREA : 695 sq ft. (64.6 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### BUSINESS RATES:

We believe this to be £7,400.00 per annum and await written clarification.

### COUNCIL TAX BAND:

C - Runnymede Borough Council



### VIEWINGS:

By appointment with the clients commercial agent,  
Nevin & Wells Residential on 01784 437 437 or  
visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)