

PROPERTY PARTICULARS

66 High Street Egham TW20 9EY



Prime Retail Unit -TO LET

935 Sq. Ft. (87sq m)

- Prominent prime position- Pedestrianised Location
- Rear access loading & parking
- Adjacent to Costa Coffee, Tesco, Bayfields & Boots
- Affluent Surrey town – Close to University and College
- Hummer Road/Tesco public car park to rear
- Available new lease



Incorporating



Code of Practice

You should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website – <http://www.commercialleasecodeew.co.uk>

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Location

Egham is situated approximately 1½ miles west of Staines and 4 miles south west of London Heathrow Airport. The University of London Royal Holloway College with its population of circa 11,500 students lies approximately 1 mile away at Englefield Green.

The town benefits from good communications being less than 1 mile from Junction 13 of the M25 Motorway and A30 trunk road. Egham railway station provides a fast and frequent service to London Waterloo and Reading. Its location has attracted many international office occupiers such as Future Electronics, Belron, Gartner, ADP and Enterprise Rent-a-Car.

The property is prominently located in the heart of the town in the pedestrianised section of the High Street. Local occupiers include Tesco, Boots, Holland and Barrett, Poundstreichers, Costa Coffee, Cavan Bakery and Post

Accommodation

The unit has the benefit of a glazed shop front, suspended ceiling incorporating lighting and flooring. To the rear are staff and toilet facilities. There is **rear access** to the unit and 1 parking space is allocated to the unit in the private car park at the rear.

Net frontage	17'3"
Built depth	54'6"
Total	935 sq. ft.

Terms

The unit is available to let on a new effectively full repairing and insuring lease incorporating rent reviews, for a term to be agreed between the two parties at a rent of **£35,000 per annum exclusive**.

The landlord will levy a service charge to cover the cost of insurance and maintenance of the common parts.

Value Added Tax

Rents etc may be subject to V.A.T. at the prevailing rate.

Legal Costs

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction.

EPC

Grade E

Rateable Value

Rateable Value £26,250, RHL Poundage 2026/27 £0.38.2p

Viewing

Strictly by prior appointment through Landlords agents:-

Potter Associates

45a High Street

ETON

Berkshire SL4 6BL

Contact: Mark Potter

E mail: mpotter@potterassociates.co.uk

Tel: 01753 303322 Mob: 07970 783 107

Butters Associates

7c, 80 High Street

EGHAM

Surrey TW20 9HE

Contact John Butters

Email info@butterassociates.co.uk

Tel: 01784 472700 Mob. 07775 676322