



EGHAM

6 STATION ROAD NORTH
TW20 9LE

A1/A2/A3 USE (STPP)

LOCATION

Egham is a busy town with the Runnymede Borough of Surrey situated just 14 miles from London.

The Town Centre is anchored by **Waitrose** and the subject property is situated on the western side of Station Road North, close to the junction with High Street.

The subject property is situated opposite a major regeneration site which is due to commence in 2019.

ACCOMMODATION

The building is subject to an extensive refurbishment and will be stripped back to shell condition to provide a new modern ground floor retail unit, comprising of the following approximate areas:

Internal Width	24 ft 3"	7.4 m
Shop Depth	59 ft	18 m
Ground Floor	1,243 sq ft	115 sq m

TERMS

The premises are available by way of a new lease, for a term to be agreed.

RENTAL

£40,000 per annum exclusive.

BUSINESS RATES

Rateable Value 2019	£26,750.00
Rates Payable 2019/2020	£13,134.00

This property may be eligible for Retail Relief. Interested parties are advised to contact the local Valuation Office.

EPC

An EPC has been requested and will be provided as part of the legal pack.

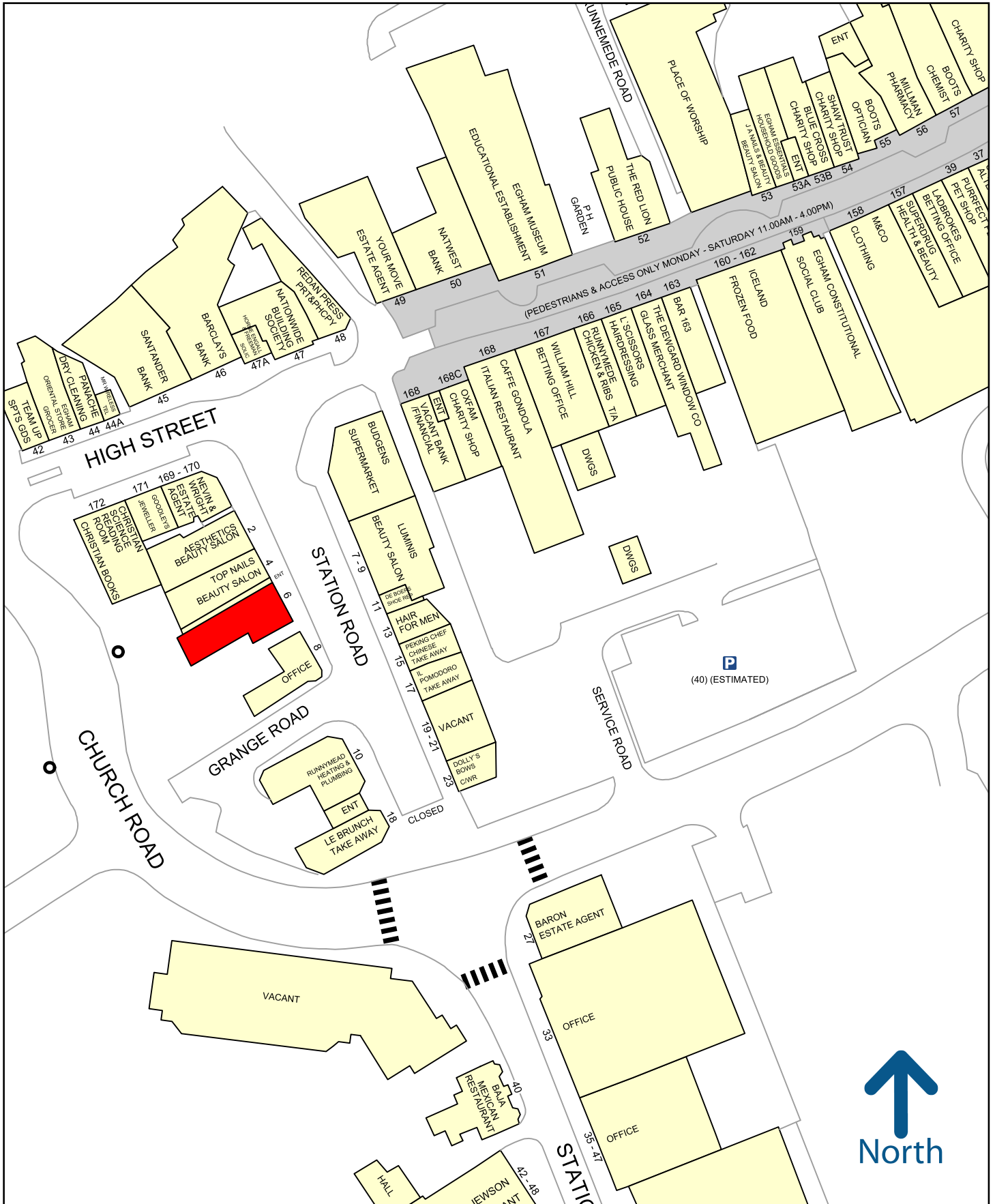
FURTHER INFORMATION

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OR JOINT AGENTS

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50 metres

Experian Goad Plan Created: 07/08/2018
Created By: AS Retail Property Services Limited

