



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 2018	£26,750.00
Rates Payable (2018/2019)	£13,187.75

Interested parties are advised to seek confirmation of this figure from the local Valuation Office

**EPC**

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

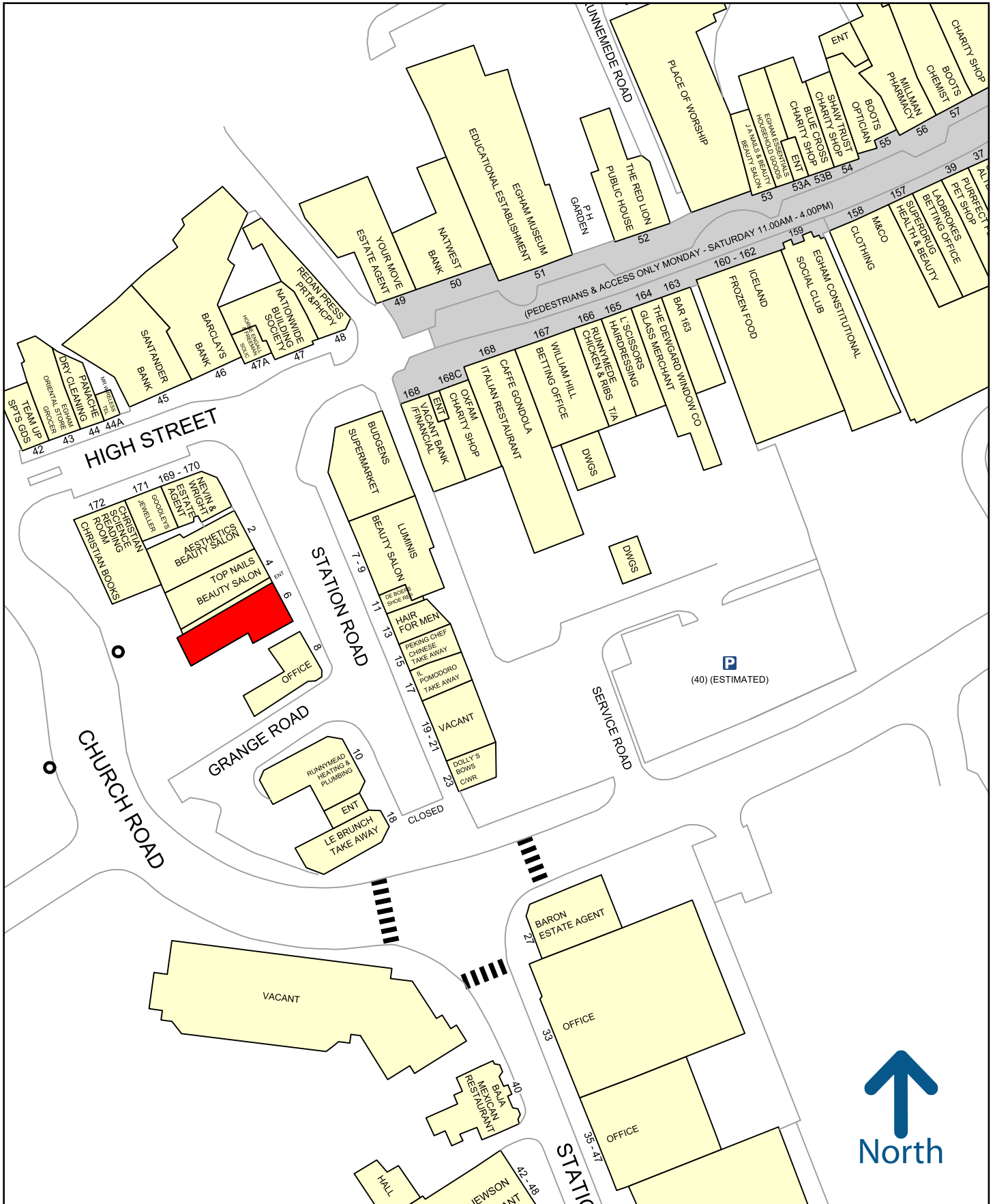
**FURTHER INFORMATION**

Rob Jones  
020 7287 2777  
[rob@as-retail.co.uk](mailto:rob@as-retail.co.uk)

Claudio Palmiero  
020 7287 2155  
[claudio@as-retail.co.uk](mailto:claudio@as-retail.co.uk)

**OR JOINT AGENTS**

Butters Associates  
01784 472 700



50 metres

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



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