



EGHAM

157-158 HIGH STREET

DESCRIPTION & LOCATION

Egham is a university town which sits in the Borough of Runnymede in Surrey, close to Staines on Thames. Egham has a good range of retailers including Waitrose, Tesco, Holland & Barrett, Card Factory, Costa and Caffè Nero plus the recently opened Magna Square development with a 4 screen Everyman Cinema, Loungers, Budgens and Starbucks.

The subject unit is L shaped with dual entrances - one onto the high street and one fronting Waitrose. The high street location is prime pitch and the unit sits immediately adjacent to Superdrug and in close proximity to Iceland, Boots, British Heart Foundation and Specsavers amongst others.

ACCOMMODATION

Arranged over Ground Floor only the unit comprises the following approximate floor areas and dimensions:

Internal Width	37.9 ft	11.5 m
Ground Floor Sales area	7,740 sq ft	719 sq m

TERMS

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

RENTAL

£90,000 pax.

SERVICE CHARGE

Approximately £3,000 pa.

BUSINESS RATES

Rateable Value 2023 (from April)	£88,500
Rates Payable 2023/2024	£45,312

Interested parties are advised to check with the local rating authority.

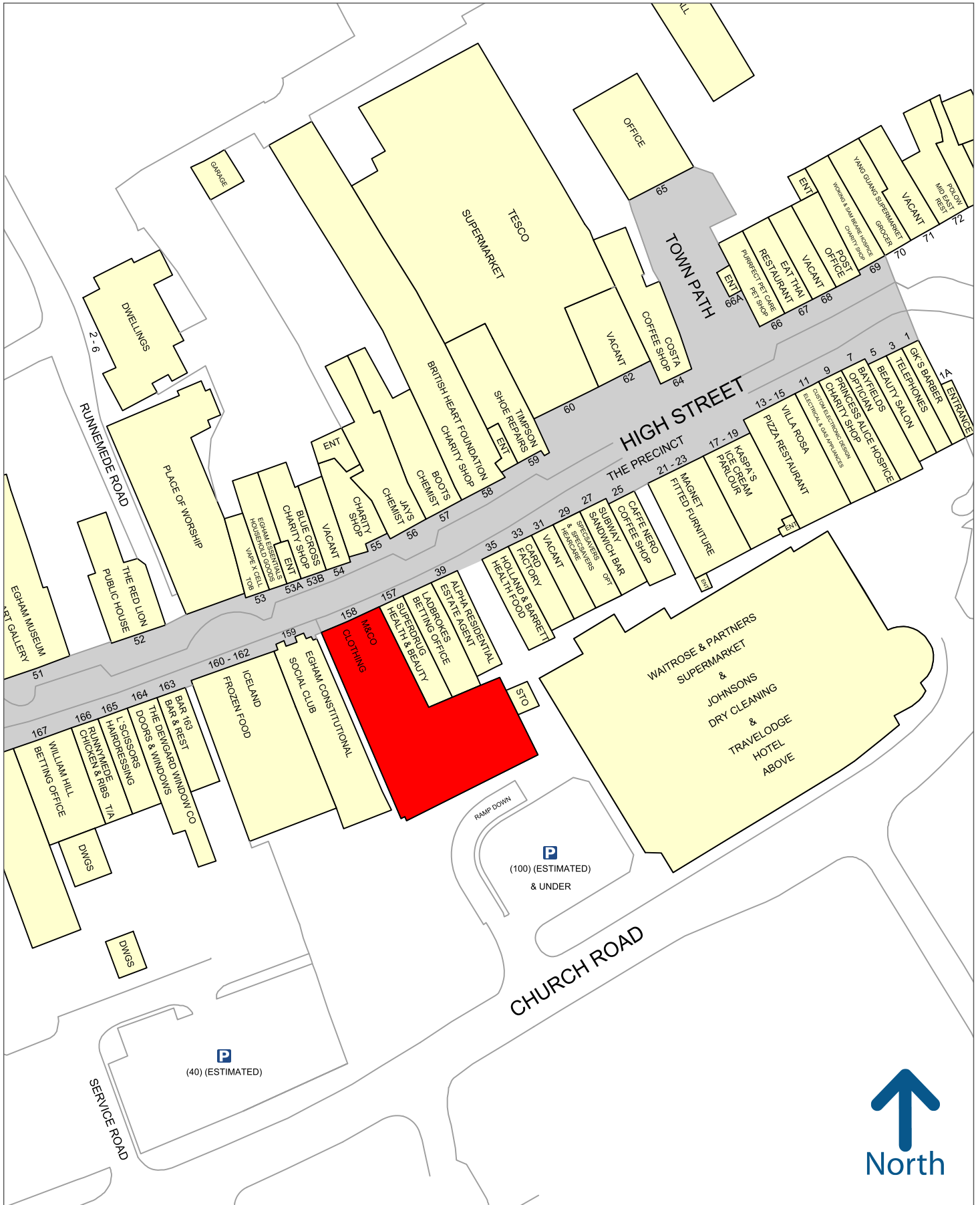
EPC

The property has an EPC Rating of C-67.

FURTHER INFORMATION

Kathryn Evans
020 7287 2155 / 07768 590 295
kathryn@as-retail.co.uk

Andrew Shepherd
020 7287 2155 / 07715 001 005
andrew@as-retail.co.uk



50 metres

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