

Location

The property is situated in a very prominent position fronting High Street at its junction with Station Road North, opposite the Magna Square development which comprises residential, an Everymen Cinema, Budgens and other F & B users. The property is adjacent to Esquires Coffee, Papa Johns' Pizza and close to Nationwide bank and other retail/commercial users. The town centre provides a range of both multiple and independent retailers such as Waitrose, Boots, Iceland, Card Factory, Tesco and Specsavers along with bank and Post Office and cafes such as Costa Coffee and Caffè Nero. Free limited time on-street parking is available in front of the unit.

Egham also serves the surrounding affluent areas of Englefield Green, Wentworth and Virginia Water and has a large resident contingent of students close by at University of London, Royal Holloway College along with the adjoining Strodes College. It has also attracted several major office occupiers such as Future Electronics, Gartner, Enterprise Rent-a-car, ADP and Azetts.

The property is well located for access with the A30 and M25 both being within one mile of the property. Heathrow Airport lies approximately 3 miles to the north. Egham Station provided frequent services to London Waterloo and Reading/Frimley and is a short walk away.

Description

40-44 High St comprises two recently built ground floor retail/office units with circa 100+ student accommodation units above all fronting High Street. The ground floor units have an E Class use. Other uses will be considered subject to planning permission being obtained by the tenant.

The unit is finished exposed lighting with floor coverings, 3 phase electricity and water supplies along with drainage. The units have extensive glazed frontages with 2 pairs of doors giving access to each unit. A small forecourt runs the width of the unit for external seating or display.

Externally the units have the benefit refuse provision.

Accommodation

No 40 (unit B) = **1,075 Sq.Ft. TO LET**

No 43 (unit A) **Let to ESQUIRES COFFEE**

Terms

The unit is available to let on a new, effectively full repairing and insuring lease, for a term of years to be agreed. Rent reviews will be at 5 yearly intervals. Rent and Terms upon application.

The Landlord levies a service charge for maintenance of the common parts, insurance etc.

Legal Costs

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

Value Added Tax

Rents etc will be subject to VAT

Rateable Value

Rateable Value £27,250 Poundage 2026/27 £0.38.2p.

Viewing

Strictly by appointment through Landlords agents
Potter Associates
45a High Street
Eton SL46BL
Tel 07733 124485
Contact Mark Potter

Butters Associates
7c 80 High Street
EGHAM TW20 9HE
Tel 01784 472700 or 07775 676322
Contact John Butters