

LOCK-UP RETAIL UNIT TO LET



430 Sq. Ft. (40.00 Sq. M.)

100 Thorpe Lea Road

Egham

TW20 8BN

PROMINENT LOCATION ON BUSY THOROUGHFARE

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The property is situated in a prominent position on Thorpe Lea Road, a busy thoroughfare surrounded by a dense residential area approximately mid way between Egham and Staines town centres with both being less than one mile away. Egham has a range of shops with multiples including Tesco, Boots, Cafe Nero along with independent operators, Banks, Post Office etc. Close by within a few minutes' walk are several neighbourhood shops including Londis, William Hill & Martin's Newsagents.

Both towns are centres for major office occupiers including Centrica, Bupa, Proctor & Gamble, Del-Monte and Future Electronics while Egham is home to University of London Royal Holloway and Bedford campus.

The property enjoys excellent access to the A30 and M25 at J13 both of which are less than one mile from the property. Egham and Staines railway stations are both close by and provide a frequent service to London Waterloo and Reading. Heathrow Airport lies approximately 3 miles to the north.

Description

The property lies to the rear of a paved forecourt and comprises a semi detached lock-up retail unit. Benefits from a glazed shop front leading into an open plan retail area. A WC and tea station are located to the rear of the property. The property is currently trading as a ladies hairdressers. The fittings can remain if required or be removed as part of negotiations.

Accommodation

	Sq. Ft.	M2
Retail area including WC and tea station	430	40

Approx net internal area (NIA)

Terms

Rental P.O.A.

The property is available to let on a new lease on flexible lease terms by arrangement between the two parties.

Business Rates

The billing authority is Runnymede Borough Council.

Rateable value: £7,800.00

Business Rate poundage 2017/18 is £0.47.9p. Tenants may be eligible for small business rate relief.

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The Landlord does not charge VAT but provision will be made in the lease to charge it should circumstances change.

Amenities

- Display forecourt
- Densely populated residential area close to large school
- Close to Londis, William Hill, Martin's Newsagents

Energy Performance Rating

T.B.C.

Viewing and further information



David Pearce

david.pearce@kemptoncarr.co.uk

07921 820943

Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021