

**To Let –Town Centre Retail/Restaurant (Class E)  
2,960sq.ft Ground Floor Premises with parking  
46 High Street, Egham, TW20 9EW**



**RENT:**

Rental offers sought in excess of £75,000pax.

**USE:**

Class E.

**RATES:**

We understand from the Local Rating Authority that the current rateable value for the property is £37,500.

**EPC**

Available upon request.

**VIEWING:**

Strictly via joint agents:

Steven Weatherstone  
Marchmont Chartered  
Surveyors

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**LOCATION:** The premises are situated in a prominent position on the High Street opposite the new Magna Square Development with Everyman Cinema. Occupiers in the vicinity Starbucks, Budgens, Papa Johns, Nationwide Building Society, Esquires Coffee and Liberto Lounge. Egham Station is a short distance away as are the University and Strodes 6<sup>th</sup> Form College.

**ACCOMMODATION:**

The property comprises a double fronted, former banking hall, with the opportunity for pavement seating. The unit has been stripped out and is ready for fitting out – it provides the following approximate areas:

Ground Floor Sales area: 2,960sq.ft

**TENURE:**

The property is available on a new FRI lease directly from the Landlord.

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