



**Rent** £13,500 Per annum

**Size** 428 Square feet

**Ref** #3259

## Address

**Address:** 102 High Street

**Postcode:** TW20 9HQ

**Town:** Egham

**Area:** Surrey

## Location

Mid- terrace shop on the edge of town with parking outside.

## Description

The shop is to let on a new lease and is currently trading as an Antiques shop.

The shop measures approximately 348 sq ft and there is an additional rear store with W.C. and lobby area of approximately 80 sq ft. The premises benefit from a rear graveled garden area for tenants to enjoy.

The shop should suit many different businesses under the 'E' use class, however our client has advised that he does not wish to let to a Cafe/coffee shop operator.

EPC Band - D.

Please direct all enquiries via Franklin Commercial - 0207 117 2526.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£13,500 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	VOA website states R.V. of £8,200 - Client advises nil rates payable currently (SBRR).
<b>Lease details:</b>	New lease for a term to be agreed

## Features

- ✓ Available immediately
- ✓ New lease available
- ✓ Visually prominent

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



