



- Freehold
- Well-located within Egham High Street.
- Close to A30 (Egham By-Pass) 3 minute drive from Egham railway station (9 minute walk).
- Fully let.
- Ground and first floor commercial unit
- Three residential flats secured on AST's.
- Gross income of £64,600 per annum.
- Potential to create a further flat, subject to gaining the necessary planning consents.

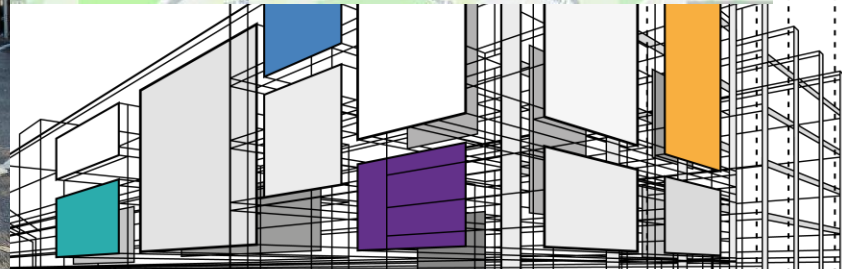
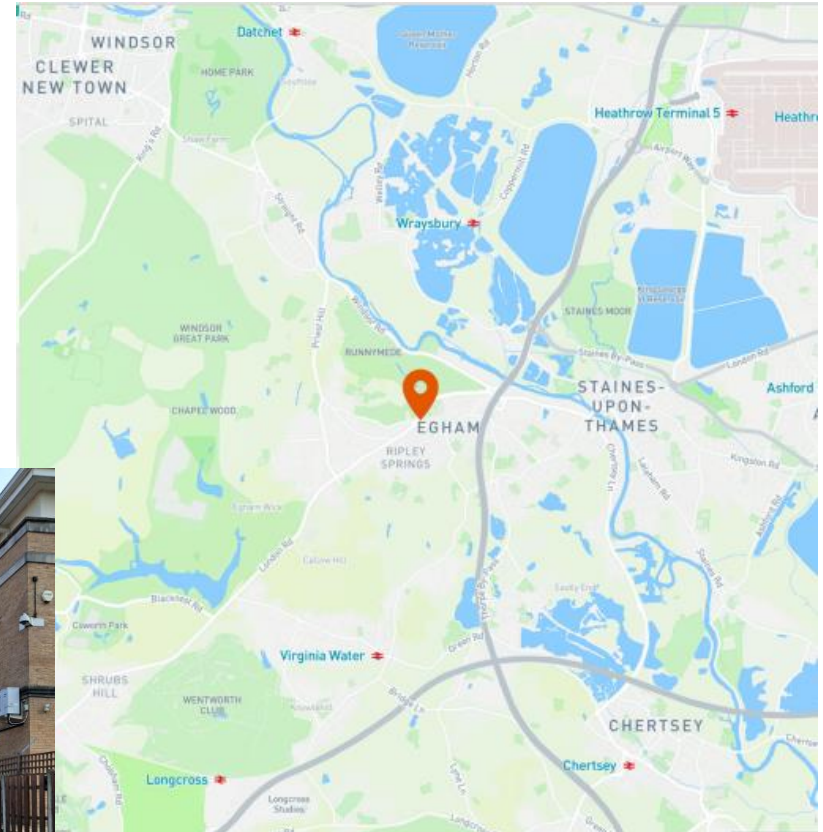
189 HIGH STREET, EGHAM, TW20 9ED

£895,000

LOCATION



The property is located within the High Street, Egham, next to the A30 (Egham By-Pass). Egham's high street has a mix of national and independent retailers and the property is a nine minute walk or a two minute drive from the railway station. 189 High Street also boasts proximity to Royal Holloway, University of London which further highlights Egham's strong rental market.



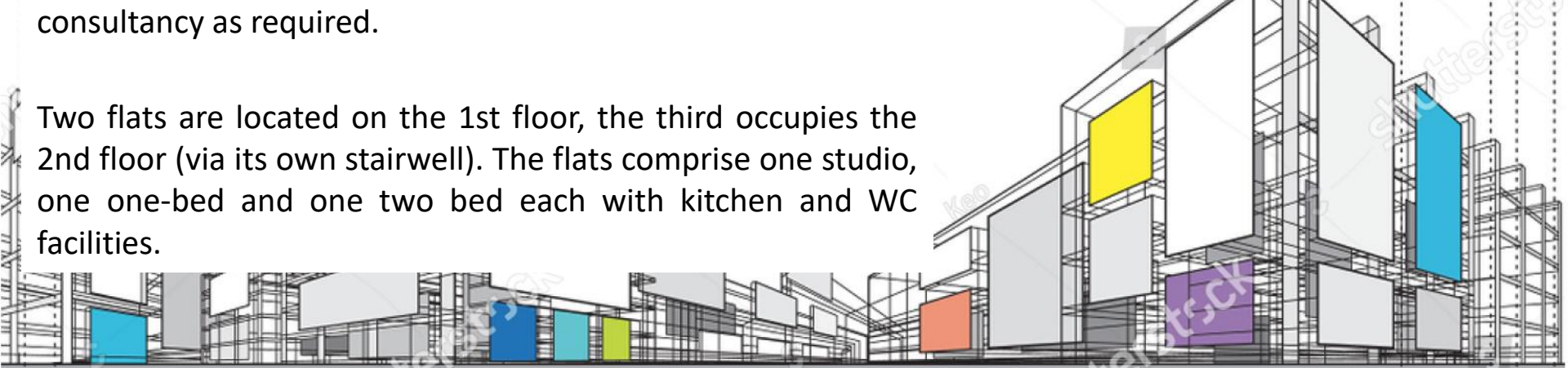
DESCRIPTION

189 High Street, Egham, is a mixed-use property comprising of a ground floor retail/ office unit, first-floor office, and three residential flats across the upper floors with parking to rear.

The commercial space is occupied by a financial planning and wealth advisory company. It features front-facing offices with impressive retail window displays. To the rear a small meeting room offers privacy with views over a secluded courtyard. The unit benefits from kitchen and WC facilities.

The first-floor offices (accessed via rear stairwell from ground floor) provide flexibility for a single commercial tenant across both floors or separate office/ private consultancy as required.

Two flats are located on the 1st floor, the third occupies the 2nd floor (via its own stairwell). The flats comprise one studio, one one-bed and one two bed each with kitchen and WC facilities.



ACCOMMODATION

The accommodation comprises the following areas:

	Sq Ft	Sq M
Ground Floor Commercial	993	92.25
1 st Floor Commercial	470	43.66
Flat 1	229	21.27
Flat 2	411	38.18
Flat 3	736	68.38
TOTAL	2,839	263.74



TENANCY

The commercial element of the property is let to KW Wealth Planning Limited on a lease expiring 18 January 2034 at a rent of £28,000 per annum. There are break clauses on the 3rd and 6th anniversaries of the lease (i.e., 19 January 2027 and 19 January 2030) subject to 6 months' written notice.

The residential flats are all secured on ASTs receiving a combined income £36,600 per annum

The total income is £64,600 per annum gross.





TENURE

Freehold – demise within red lines in photograph above.

189 HIGH STREET, EGHAM, TW20 9ED

EPC

Kingswood – E

Flat 1 – D

Flat 2 – C

Flat 3 - D

VAT

The property is not registered for VAT so VAT is not applicable in this instance.

AML

Under HMRC regulation, we are obliged to undertake anti-money laundering checks and these will be carried out on any purchaser prior to exchange.

PRICING

We are seeking offers in excess of
£895,000, subject to contract.

Viewings

Strictly by prior
appointment.



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