

# EGHAM

189 High Street, TW20 9ED



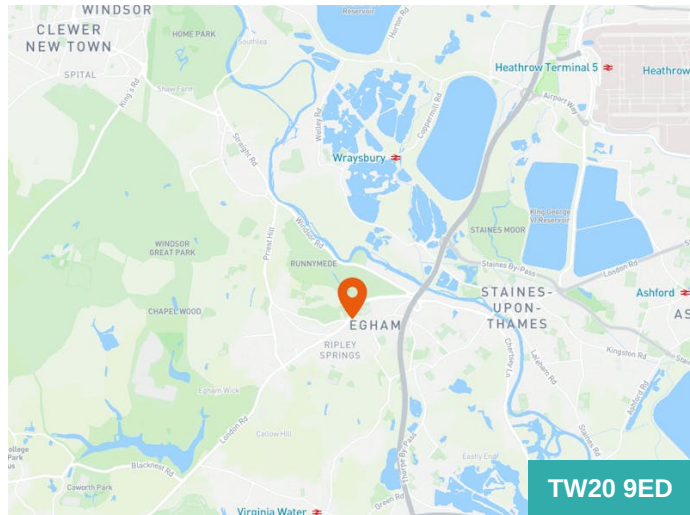
## RESIDENTIAL FOR SALE

**2,839 SQ FT**

- 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
- Residential Flats secured on AST's

**Opportunity to acquire 189 High Street, Egham, a mixed-use property boasting prominent frontage onto Egham High Street.**

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## Summary

|                |             |
|----------------|-------------|
| Available Size | 2,839 sq ft |
| Price          | £895,000    |
| VAT            | Applicable  |
| EPC Rating     | E           |

## Description

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

The commercial space is occupied by Kingswood Group- 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 on 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.

## Location

The property is located within the high street in 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.

## Accommodation

The accommodation comprises the following areas:

| Name                | sq ft | sq m  |
|---------------------|-------|-------|
| Ground - Commercial | 993   | 92.25 |
| 1st - Commercial    | 470   | 43.66 |
| 1st - Residential   | 229   | 21.27 |
| 1st - Residential 2 | 411   | 38.18 |
| 2nd - Residential 3 | 736   | 68.38 |

## Tenancies

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 of £36,600 per annum gross.

Total income is £64,600 per annum gross.

## Viewings

Strictly by appointment through the sole agent



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