



71 HIGH STREET EGHAM SURREY TW20 9EY

FOR SALE

A freehold mixed use property with income and development potential subject to usual consents.



A mixed-use investment comprising a three-storey building arranged as a ground floor shop premises, four self-contained flats above and a deep rear yard/parking area for circa 16 cars.

The current owners have submitted a planning application to create an additional one-bedroom flat at the rear of the ground floor shop. The rear yard/parking may also offer scope for a mixed-use development in conjunction with the neighbouring properties subject to usual consents. Further details on request.

ACCOMMODATION & TENANCY SCHEDULE:

Unit	type	Sq M	Sq Ft	Tenancy	Comments
71	Shop	88.1	926	Vacant Previously let at £20,000 pax	The size of the unit with reduce when the additional flat is developed at the r/o the shop premises.
Flat 71A	f/f studio flat	22.99	248	£900 pcm AST	
Flat 71B	f/f one bed flat	43.8	471	£950 pcm AST	
Flat 71C	2nd/f studio flat	22.99	248	£900 pcm AST	
Flat 71D	2nd/f one bedroom	47.74	514	£950 pcm AST	
Car Park	Previously achieving £50 per month per space				

BUSINESS RATES

Shop premises Rateable Value (April 2017-present) £13,750

The flats are subject to council tax

EPCs:

Asset ratings:

Shop C 73

Flat 71a 56 D

Flat 71b 41 E

Flat 71c 57 D

Flat 71d 61 D

PLANNING:

A full planning history can be viewed via Spelthorne Planning portal

<https://planning.runnymede.gov.uk/Northgate/PlanningExplorer/GeneralSearch.aspx> We are also holding copies of a planning consent application no RU.12/0666

Please note that the property is situated within a conservation area and this means it is an area of special architectural or historic interest. Further details on request.

TERMS

Available collectively on a freehold basis. Price guide is £1,395,000 exclusive.

V.A.T.

Unless otherwise stated terms are exclusive of V.A.T. where payable.

VIEWING

Further details and arrangements to view are strictly by appointment via Focus Commercial, please telephone Kevin Nee on 01753 770124. Email: kevin.nee@focuscommercial.com.

LIMITATIONS

The schedule is correct at time of going to print so please ensure that the income is checked prior to offering.

Measurements are for guide purposes only and are offered for the purpose of assisting any prospective purchaser in deciding whether to visit the property. Buyers are recommended to take their own measurements and investigate planning consents. Measurements are taken from historic planning documents. Rental figures are provided by the seller.

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