



**Rent** £15,800 Per annum

**Size** 655 Square feet

**Ref** #3113

## Address

**Address:** 194 High Street

**Postcode:** TW20 9ED

**Town:** Egham

**Area:** Surrey

## Location

Egham is a vibrant commuter town with a variety of different businesses, cafes and restaurants.

## Description

### **Premium Required- Guide price £10,000.**

Advert only- please contact the seller directly to arrange viewings- Simar 07961619976, or use 'enquire' button which will go directly to the seller.

Turnkey opportunity for someone to take a lease assignment on this mobile phone repair shop.

The shop is presented to a good standard throughout and the main shop area measures approximately 290 sq ft. Behind this there is an office room/ store of 107 sq ft and a further small store room of 65 sq ft. The rear area with WC measures 130 sq ft and the kitchen with doors to a rear yard measures approximately 65 sq ft. Total of approximately 655 sq ft.

Viewing by appointment only.

EPC Rating C

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£15,800 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a rateable value of £9,486.00, the unit should qualify for full SBR relief, subject to the usual criteria.
<b>Lease details:</b>	Approximately 8 years remaining or a new lease for a term to be negotiated

## Features

- ✓ Business for sale
- ✓ Early viewing recommended
- ✓ High street location
- ✓ Turnkey opportunity

## 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.





