



**Price/premium** £200,000

**Rent** £12,000 Per annum

**Size** 649 Square feet

**Ref** #3374

## Address

**Address:** 192 High Street

**Postcode:** TW20 9ED

**Town:** Egham

**Area:** Surrey

## Location

Egham is a historic market town with a good variety of national multiples (including Waitrose), local shops, cafes and restaurants. It is also home to Royal Holloway University.

## Description

Freehold Guide Price £200,000.

A freehold investment comprising a ground floor shop and two upper flats, which have been sold on long leases- 192a is 129 years from 2023. 192b is 99 years from 2014. We understand ground rents of circa £50 p.a. are payable.

The shop lease was granted on the 12th March 2021 for a term of 10 years excluding sections 24-28 (security of tenure provisions) of the Landlord and Tenant Act 1954. Rent review 12th March 2026. The current rent payable under the lease is £14,000 p.a. however our client currently only charges the tenant £12,000 p.a. There was a tenant only option to break at the end of the 5th year which was not exercised. The lease is in the name of a private individual and refers to a schedule of condition being attached. A rent deposit of £2,500 is lodged.

Let to a beauty clinic, the shop has a floor area of approximately 650 sq ft stated on the VOA website- we have not been able to inspect at the time of publishing.

The rear parking area appears to be demised with the flats.

We understand VAT will not be chargeable on the sale.

Please view only by prior appointment and do not disturb the tenant.

The shop has an EPC rating of C.

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£200,000
<b>Rent:</b>	£12,000 Per annum
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a R.V. of £12,000 from the 1st April 2026.

## Features

- ✓ Densely populated area
- ✓ Freehold
- ✓ Viewings by appointment only

## Property Map



## Important notice

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