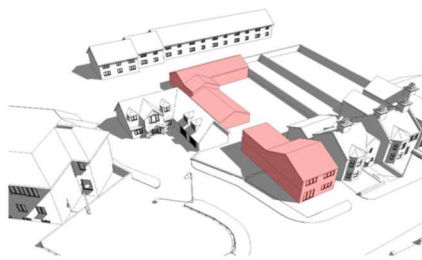


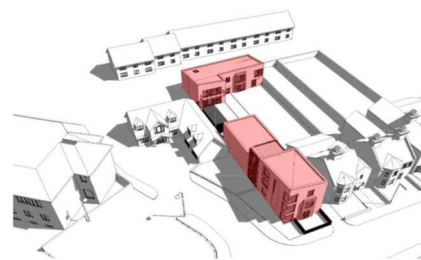


Grange Road, Egham, TW20 9QW

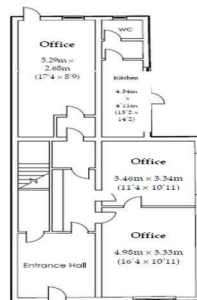
OIEO £900,000 Freehold



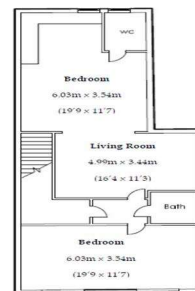
Existing View



Proposed View



Ground Floor



First Floor

SUPERB COMMERCIAL DEVELOPMENT FOR SALE

Planning application number is RU/20.1202

Coming to the market is the opportunity to acquire what is unquestionably a premium residential location in the heart of historic Egham Town, which is currently undergoing substantial investment with the stunning Magna Square and Egham Orbit, to name but a few. There are plans available for a proposed scheme of nine stunning one bedroom apartments with a minimum GDV of £2,835,000 for which planning has not been granted and there is also a drone recording of the site on request. This development is to be sold without any ongoing concern or the 'L' shaped lightweight demountable structure. Our clients will need to purchase and as such any sale agreed will be subject to terms agreeable to both parties.

Grange Road, Egham, Surrey, TW20 9QW



EPC

Energy Performance Certificate
Non-Domestic Building

HM Government

3 Grange Road
EGHAM
TW20 9QW

Certificate Reference Number:
0080-0433-7909-3375-1006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating



Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	162
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	48.53
Primary energy use (kWh/m ² per year):	281.69

Benchmarks

Buildings similar to this one could have ratings as follows:	
27	If newly built
80	If typical of the existing stock

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.