



**High Street, Egham, TW20 9HQ      £1,600,000 F/Hold Unconditional**



Runnymede House offers an excellent opportunity to acquire this mixed use office block in the heart of Egham High Street. The office space boasts 5,455sqft of modern space with two kitchens, ladies and gentleman's toilets, integral lift and an 18 space car park. The huge benefit of this property is the versatility and the income already provided by the three apartments which is close to £50,000 per annum, current value of £750,000-£800,000 with planning for four additional apartments potentially bringing in an additional £52,000 per annum rental income. Rarely does an opportunity like this come to the market, with the guaranteed income, as well as amazing office space and countless opportunities (S.T.P.P.)

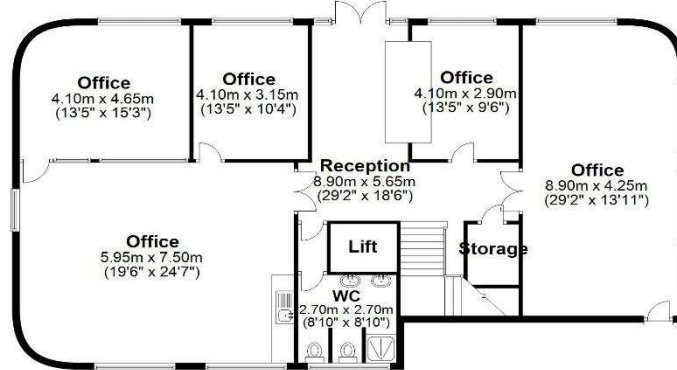
## High Street, Egham, Surrey, TW20 9HQ

Egham is a vibrant town boasting most major coffee chains, Waitrose, Tesco's, superb restaurants, amazing leisure centre with indoor swimming pool, Everyman cinema and the 'jewel' in the crown is the mainline station (38min to Waterloo). Previously a market town, Egham is steeped in history dating back to 1215 and the Magna Carta. Heathrow is a 15 minute drive, as well as being situated on J13 of the M25, linking you with the M3 and M4. For those wanting to get away from it all, you can hire a scenic boat trip to Windsor or lose yourself in Winsor Great Park. Golf enthusiasts will be excited by several world class courses including Wentworth which is part of the PGA Tour Circuit.

### FLOORPLANS

#### **Ground Floor**

Approx. 175.7 sq. metres (1890.9 sq. feet)



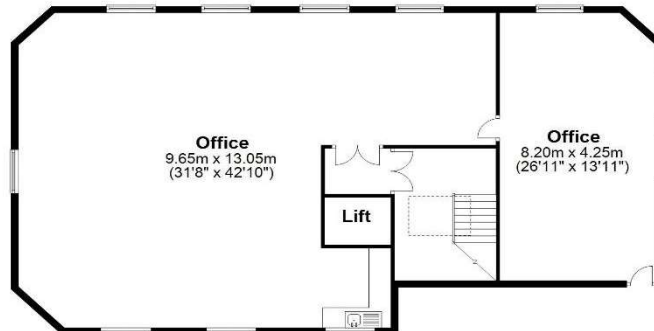
#### **First Floor**

Approx. 175.3 sq. metres (1887.4 sq. feet)



#### **Second Floor**

Approx. 155.8 sq. metres (1677.3 sq. feet)



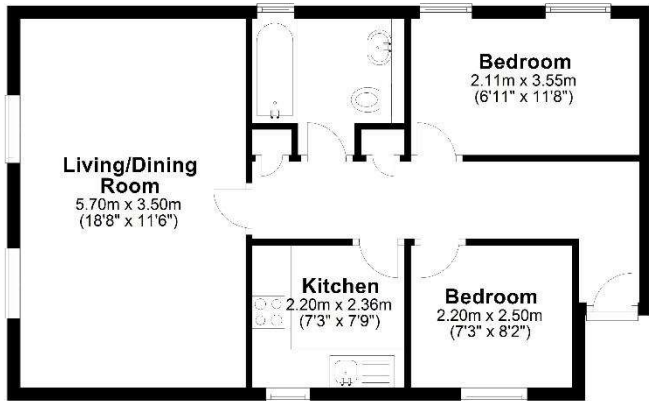
Total area: approx. 506.9 sq. metres (5455.7 sq. feet)

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

## High Street, Egham, Surrey, TW20 9HQ

### First Floor

Approx. 53.3 sq. metres (573.5 sq. feet)



Total area: approx. 53.3 sq. metres (573.5 sq. feet)

### Second Floor

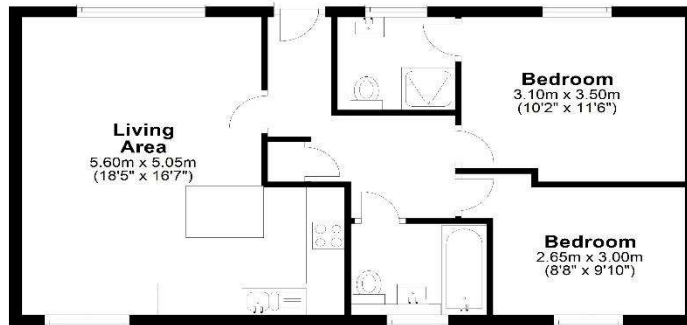
Approx. 57.2 sq. metres (615.9 sq. feet)



Total area: approx. 57.2 sq. metres (615.9 sq. feet)

### Ground Floor

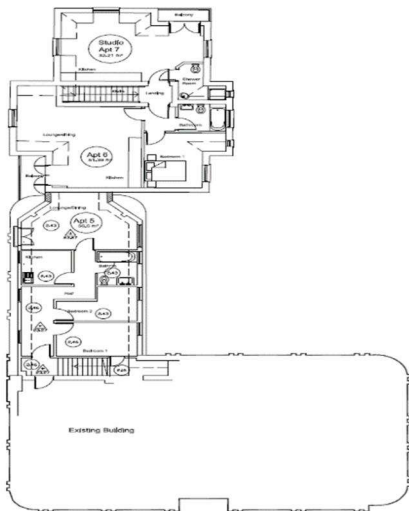
Approx. 57.9 sq. metres (623.4 sq. feet)



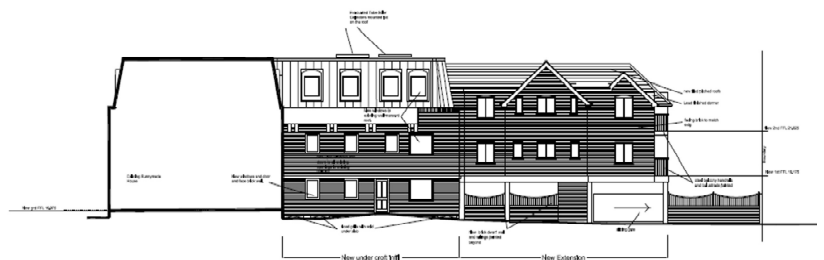
Total area: approx. 57.9 sq. metres (623.4 sq. feet)

## Floor plans for the additional apartments

Planning granted in 2009 for five flats, one of which was built by the current owner (RU09/0237)



Second Floor



DATUM=10.00m

LINE OF RIDG OF BUILDING OPPOSITE 27.92



DATUM=10.00m



Flat 1 Runnymede House 96-97 High Street EGHAM TW20 9HQ		Energy rating <b>C</b>
Valid until 30 January 2030	Certificate number 7698-3082-6299-5470-3254	

Property type Mid-floor flat  
Total floor area 55 square metres

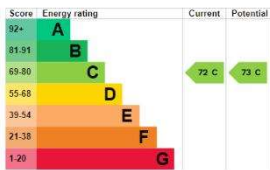
#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](#).

#### Energy rating and score

This property's energy rating is C. It has the potential to be C.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Flat 2 Runnymede House 96-97 High Street EGHAM TW20 9HQ		Energy rating <b>C</b>
Valid until 28 January 2030	Certificate number 0859-2871-6991-2320-3255	

Property type Top-floor flat  
Total floor area 52 square metres

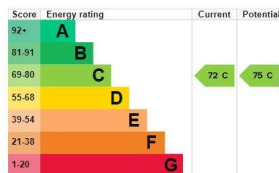
#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](#).

#### Energy rating and score

This property's energy rating is C. It has the potential to be C.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Flat 3 Runnymede House 96-97 High Street EGHAM TW20 9HQ		Energy rating <b>C</b>
Valid until 10 May 2034	Certificate number 0785-3037-1205-4294-9200	

Property type Ground floor flat  
Total floor area 50 square metres

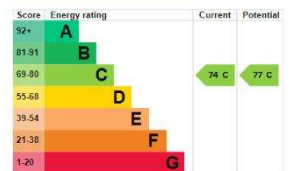
#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](#).

#### Energy rating and score

This property's energy rating is C. It has the potential to be C.

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The graph shows this property's current and potential energy rating.



We have been advised that this property is not elected for VAT

**COUNCIL TAX BAND:** Business Rates - Runnymede Borough Council

**VIEWINGS:** By appointment with the clients selling agents,  
Nevin & Wells Residential on 01784 437 437 or visit  
[www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)

