Absolute Homes

DAVID STEVENS
MOTOR TRUNKS

Grange Road, Egham

Description

The property is located in Egham Town Centre on Grange Road. Egham offers mainline railway links to London Waterloo in 40 minutes and easy access to motorways such as the M25, M3 and M4. It is also close to Heathrow Terminal 5, with the newly opened Elizabeth Line which gets you into central London in 20 minutes.

The area is upcoming with a variety of new shops coming into the town since the area was redeveloped by Runnymede Borough Council.

This is a residential sale however the property is currently a mix of commercial and residential with over 2000 square feet of workshop space to the rear of the site.

There is a self-contained first floor flat with one large bedroom, living room, kitchen/dining room and two bathrooms.

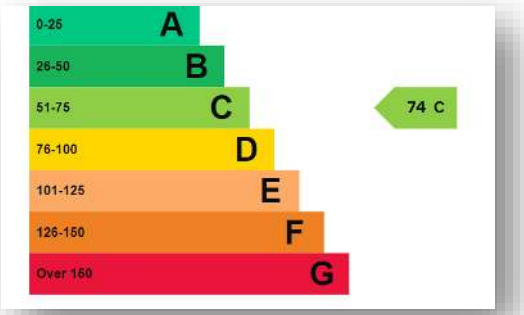
Downstairs in the main building there are three separate office rooms with kitchenette and toilet facilities.

The site went to planning with Runnymede Borough Council in 2020 to redevelop to 9 apartments. This was rejected however with some amendments, our clients believe there is scope to redevelop (subject to planning permission). There is also a large amount of permitted development potential here to the rear.

The current owners use the rear workshops as a car mechanics so this could suit a similar purpose, and the downstairs offices are rented.

Information:

Tenure: Freehold
Council Tax: Band C
Council: Runnymede Borough Council
EPC: C
Price: £895,000



Grange Road, Egham, TW209QF

Approximate Gross Internal Area = 170 sq.m / 1829 sq.ft
Outside Buildings = 192 sq.m / 2067 sq.ft
Total = 362 sq.m / 3896 sq.ft
For Identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards
Produced for James King Estates.

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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.