



GENIUS

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Specialist in leisure & retail property since 1994

DUE TO ABORTIVE TRANSACTION
EGHAM RESTAURANT OPPORTUNITY
E CLASS USE

FORMER PREZZO, 2 EGHAM HILL, EGHAM
SURREY, TW20 0AY



Description

Located in the city centre near the High Street on the Egham Hill roundabout, opposite M&S Simply Food and close to Ferrari Maranello Dealership. The Air Forces Memorial and the Royal Holloway University building where Harry Potter was filmed are situated nearby and the premises are close to Egham train station.

The property is arranged over ground floor with residential accommodation on the first floor.



Ground Floor	3,044 sq ft
External Dining	96 covers
Car Park	12-15 dedicated car parking spaces
First Floor	4 Bed S/C Flat

Lease

A new FRI lease will be available including the residential accommodation. Rent: POA

Further Information

An EPC has been commissioned and can be made available on request.

Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with Genius1Group:

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