

160-162 HIGH STREET

EGHAM, TW20 9HP



Retail investment opportunity with development potential (STP)

Lambert
Smith
Hampton

The Opportunity

- + **A prominent mid-terrace investment opportunity located on Egham High Street.** Subject to the necessary consents, the property benefits from development potential on the vacant upper floors.
- + The property is located on land that extends approximately **0.3 acres (0.12 hectares)** and currently comprises approximately **5,730 sqft (NIA)** of let retail space on the ground floor, and approximately **8,300 sqft (NIA)** of vacant office space on the upper two floors, which may be suitable for conversion to residential use (STP).
- + The property benefits from a car park to the rear with approximately **31 spaces**, 11 of which are occupied by Iceland Foods Ltd.
- + There is an FRI lease for an unexpired term of 4.5 years in place with Iceland Foods Ltd (D&B Rating of 5A2), completed in March 2025, currently occupying the ground floor with a **rent of £74,000 per annum (exclusive of VAT)**. The lease is within the security of tenure provisions of the Landlord and Tenant Act 1954 and expires on 5th March 2030. The lease also includes a tenant-only break on the 3rd March 2028.
- + **Suitable for investment purposes** and/or residential development (STP). Currently a valuable retail asset with scope to increase value through asset management or conversion (STP).
- + Located on the High Street in Egham, within the **Borough of Runnymede in Surrey**.
- + Offers for the freehold interest are invited by informal tender by **12 noon on 27th November 2025**.

Description

The property comprises a prominent mid-terrace 0.3 acres (0.12 hectares) plot situated in a prime High Street location. Both the retail and office elements benefit from direct access from the High Street. Nearby occupiers include established national retailers such as Waitrose, Holland & Barrett, and Superdrug, further enhancing the location's commercial appeal.

The building features dual front and rear elevations, with the rear entrance accessible via a substantial car park offering approximately 31 bays, currently occupied by Iceland Foods Ltd. This strategic positioning significantly improves accessibility and supports future development potential. The car park is an attractive amenity for both current occupiers and prospective development schemes.

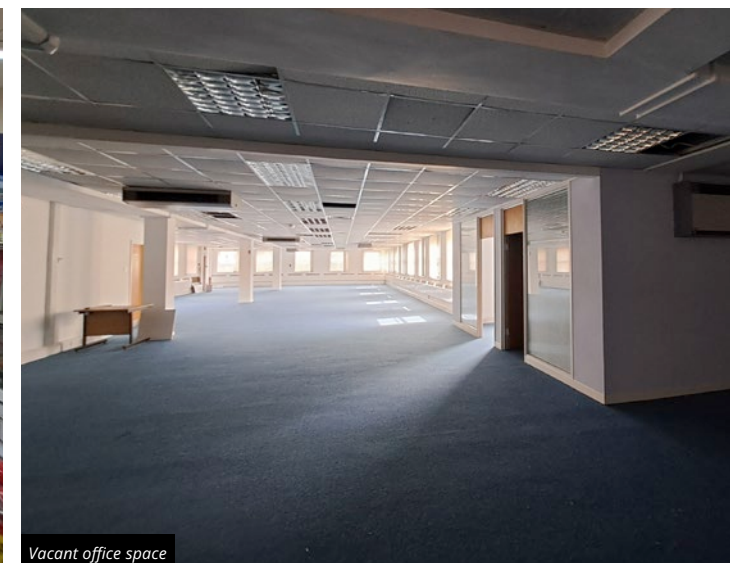
The ground floor provides a well-configured retail unit with minimal columns, while the first floor comprises vacant, open-plan office accommodation with scope for redevelopment, (STP).



Rear elevation



Tenanted retail space



Vacant office space

Accommodation

The existing structure is a three-storey mixed use building comprising the following net initial floor areas:

Floor	Area
Shop frontage	52 ft (16m)
Ground floor sales	5,700 sqft (530 sqm)
First floor	4,400 sqft (410 sqm)
Second floor	3,900 sqft (360 sqm)
Total	14,000 sqft (1,300 sqm)



Front elevation



Rear elevation



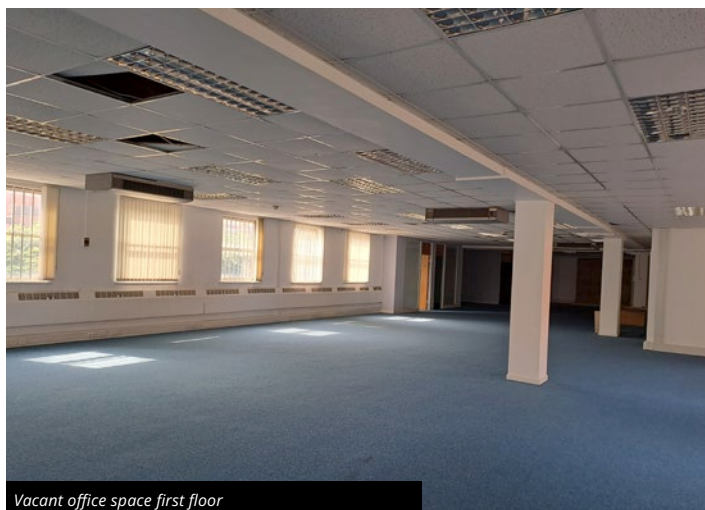
Tenanted retail space



Car park



Vacant office space second floor



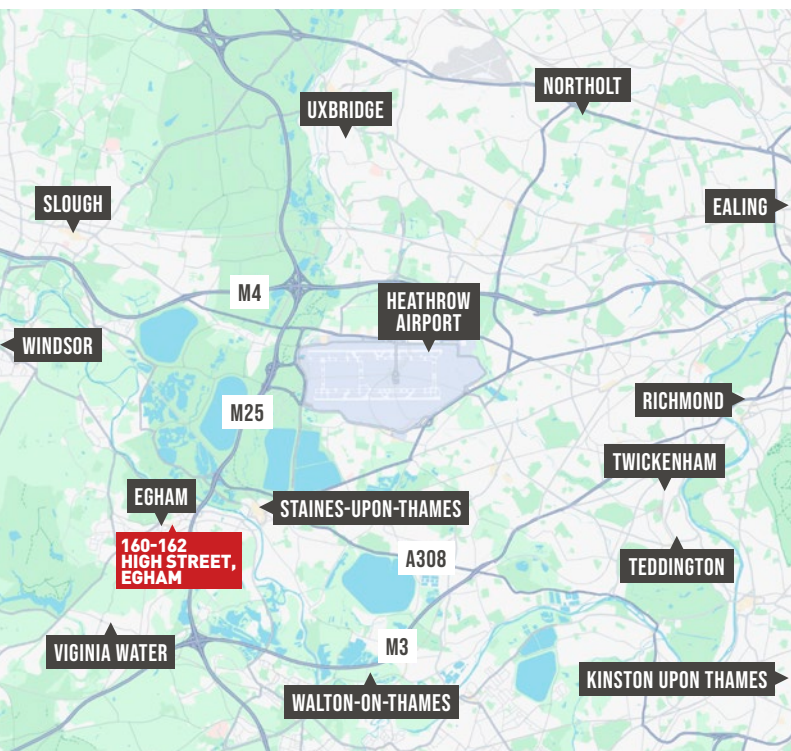
Vacant office space first floor



High street location

Location

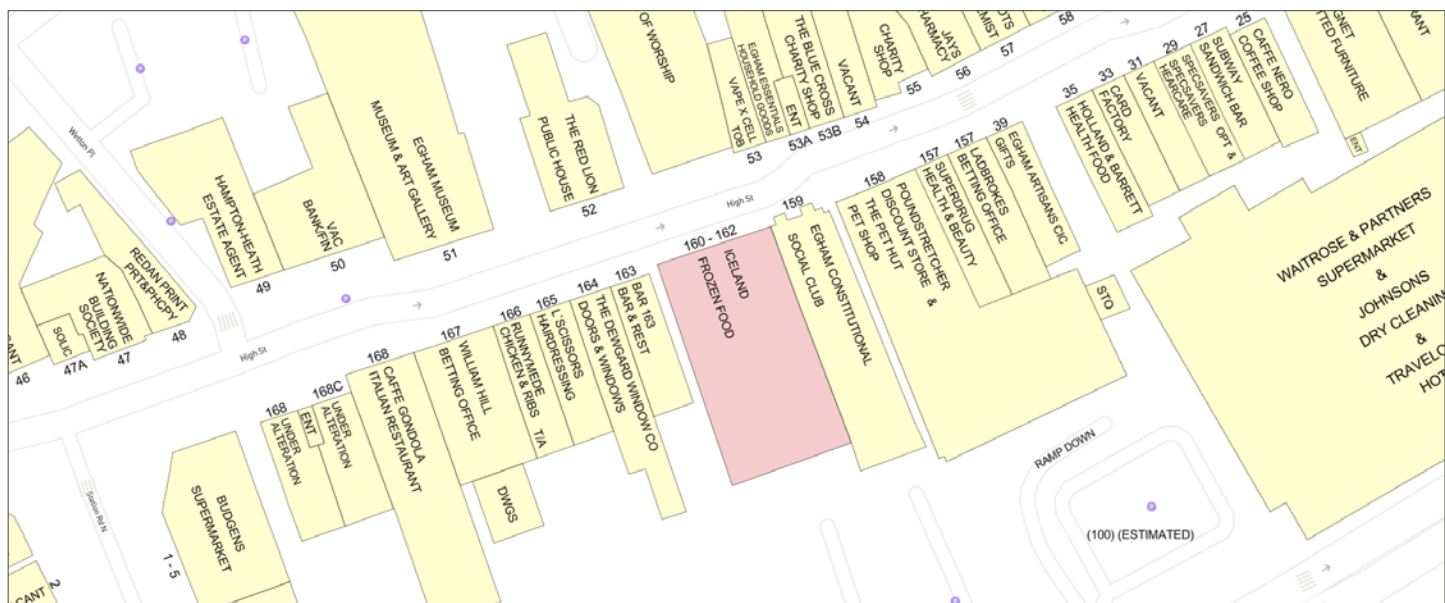
The property is located on Egham High Street, a predominantly retail area with numerous cafes, pubs and shops, and is also located in close proximity to residential areas. Egham Station is located a five-minute walk to the south of the property, giving access to London Waterloo in approximately 40 minutes. The M25 is located 0.5 miles east of the property, providing easy access to major road networks.



Planning

The site is located within the administrative boundary of Runnymede District Council, whose Local Plan was adopted in 2020. While the property is not specifically allocated within the Local Plan, it is situated within the Primary Shopping Area as defined by Runnymede District Council, and lies within a designated Key Employment Area, supporting its strategic importance for commercial and mixed-use development.

A previous planning application for the conversion of the upper floors into 5 x1 bed and 5 x2 bed residential units was granted, subject to conditions, in 2015 under reference RU.15/1382. This consent has since lapsed, but demonstrates precedent for residential use. Notably, the approved scheme did not utilise the full development potential, as it excluded the potential rear extension and/or development of the rear car park, which offers scope for further expansion, subject to planning.



Further Information

Terms:

We are seeking offers for the freehold interest in the property. Offers are invited on an unconditional or conditional basis.

Guide Price:

Upon application.

Tenure:

Surrey County Council owns the freehold interest of the property, which is registered under Title Number SY408234. Copies of the Title documents are available in the Data Room.

VAT:

We understand that the property is elected for VAT.

Method of Sale:

The freehold interest in the property is being offered for sale by informal tender.

Clawback and Planning Overage:

Bidders are encouraged to submit proposals for clawback and planning overage.

EPC:

The property has an Energy Performance Certificate (EPC) rating of D. Please find the EPC documents in the Data Room.

Deposit:

A deposit of 10% of the purchase price is required and would be payable by the Purchaser to the Vendor on exchange of contracts.

Viewings:

Viewings can be arranged for interested parties through the sole selling agent, Lambert Smith Hampton. Please contact William Collomosse (07752 793 482 / Wcollomosse@lsh.co.uk) to book an appointment.

Legal Costs:

Each party is to be responsible for its own legal costs incurred in any transaction.

Data Room:

Interested parties requiring access to additional documents and information, such as the Title Plan, Register and additional supporting documents, should register to access the Data Room.

Data Room: [160-162highstretegham.co.uk](https://www.lsh.co.uk/160-162highstretegham.co.uk)

Sales Process and Basis of Offer:

Offers are invited to acquire the freehold interest with the existing lease in place. Where a conditional bid is proposed, any conditions of offer must be clearly stated. All bidders are required to complete a Bid Submission Template, which is available in the Data Room. The template requires bidders to state their financial offer, details of any conditions, the solicitor's details, and proof of funding for the transaction.

Bidders should submit their bid by email to **Ben Evans (Bevans@lsh.co.uk)** and **William Collomosse (Wcollomosse@lsh.co.uk)** at Lambert Smith Hampton with subject reference: **"160-162 High Street, Egham – Bid"**. It is recommended that bidders make contact with Lambert Smith Hampton by telephone to confirm safe receipt of the email bid. Hard copies of any submissions should be sent to Lambert Smith Hampton, 55 Wells Street, London W1T 3PT, marked for the attention of William Collomosse, Development Consultancy.

All offers are subject to contract. The Vendor is not bound to accept the highest or any offer and reserves the right to enter negotiations with any party.

Contact

For more information please contact:

William Collomosse

✉ Wcollomosse@lsh.co.uk
☎ 07752 793 482

Ben Evans

✉ Bevans@lsh.co.uk
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Sean Prigmore

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☎ 07774 450 403

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