

SELF-CONTAINED FREEHOLD OPPORTUNITY

FOR SALE

Potential To Suit a Variety of Uses



1,399 Sq. Ft. (130 Sq. M.)

76A High Street

Sunninghill

SL5 9NN

SUPERB HIGH STREET LOCATION CLOSE TO A FREE CAR PARK

REFURBISHED TO AN EXCEPTIONALLY HIGH STANDARD

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Sunninghill is an affluent village located between Ascot and Sunningdale. It offers an abundance of amenities including boutique shops, restaurants and bars.

Sunningdale and Ascot Railway Stations are both located within a 5 minute drive. The M25 (Junction 13), M3 (Junction 3) and M4 (Junctions 8/9 or 10) are all within easy driving distance.

Description

Newly refurbished two storey accommodation finished to an extremely high standard with one car parking space on site. The property has potential for a variety of uses (STP) including office / medical / dentist / retail / residential. The property fronts Sunninghill High Street and has excellent prominence.

Accommodation

	Sq Ft	M2
Ground Floor	753	70
First Floor	646	60
TOTAL	1,399	130

Approx gross internal area (GIA)

Terms

Price on application

Business Rates

The billing authority is Royal Borough of Windsor and Maidenhead

Rateable value: £5,700

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is elected to pay VAT.

Amenities

- Excellent quality refurbishment
- Open plan, uncompromised accommodation
- Free car park within easy walking distance
- Potential for a variety of uses
- Could be split to provide two individual units
- Newly fitted kitchen
- New wc & shower room facilities
- Excellent natural light
- One car parking space

Energy Performance Rating

D-81



Viewing and further information

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PROPERTY CONSULTANTS