

## Location

The property fronts High Street which links London Road ( A329) and Brockenhurst Road linking together Ascot Sunningdale and Sunninghill. High Street is a busy thoroughfare with a mixture of commercial and retail units serving the immediate surrounding local area which is predominantly a very affluent residential area in nature, interspersed with some commercial businesses on the Silwood Business Park, Hotels and Sunningdale Park close by.

Situated just to the west of Heathrow Airport, the property also benefits from good communications being a short drive from both Junctions 13 of the M25 and Junction 3 of the M3 Motorways and A30 trunk road. Sunningdale and Ascot Railway Stations are a few minutes' drive away and provide a fast and frequent service to London Waterloo, Reading and Weybridge.

## Description

The property forms part of a well-established parade of retail and commercial units with maisonettes above fronting High Street and providing a variety of uses.

The ground floor unit has a glazed shop front giving access into the main area. To the rear the area has been partitioned to form a working area and store however this could be easily removed to leave clear space. A WC is located at the rear. Parking is provided to the rear of the property. Free on street parking is available along High Street. The property could be suitable for a variety of E Class uses.

## Accommodation

Retail including store/WC	530 Sq. Ft..
Garage/Store	<u>130 Sq. Ft.</u>
<b>Total</b>	<b>660 Sq.Ft</b>

## Terms

The property is available by way of an assignment of the current lease. Terms on application. VAT will be payable at the prevailing rate. Details on application.

## Legal Costs

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction.

## Rateable Value

RV £10,500 Poundage 2023/24 £0.49.9p. The tenant may be eligible for Small Business Rate Relief.

## Viewing

Strictly by prior appointment with sole agents:-  
Butters Associates  
80 High Street  
EGHAM  
TW20 9HE

**Contact: John Butters**  
**Email: [john@buttersassociates.co.uk](mailto:john@buttersassociates.co.uk)**  
**Tel. 01784 472700 or Mob 07775 676322**

