



GROUND FLOOR CLASS E PREMISES - TO LET

- 580 Sq Ft (53.88 Sq M)
- £22,500 per annum exclusive

Key Features

- Flexible Terms
- Kitchen/Tea Point
- WC facilities

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

Description

The mid-terrace two-storey building is of brick construction, and forms part of a parade of similar properties. The subject premises form the ground floor self-contained commercial unit.

Location

The property is prominently located on the Western side of the High Street (B3020), close to the junction with Truss Hill Road.

Sunninghill is approximately 7 miles south of Windsor, 12 miles south west of Heathrow Airport and just outside Ascot, which is the UK's most famous location for horse racing.

The M3 Motorway (Junction 3) and the A30 are within approximately 1 mile, and the M25 London Orbital Motorway (Junctions 3 and 11) are both 7 miles to the east.

Both Ascot and Sunningdale mainline BR Stations are in close proximity.

Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Ground Floor	580	53.88
Total Net Internal Floor Area	580 Sq Ft	53.88 Sq M

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.

EPC

The EPC rating for this property is C (62).

Planning

The premises benefits from Class E planning consent in accordance with The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

The new Class E includes retail, restaurant, office, financial/professional services, indoor sports, medical and nursery uses along with "any other services which it is appropriate to provide in a commercial, business or service locality".

