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Mixed Use Investment In Sunninghill Village, Berkshire

26-28 High Street

Sunninghill, SL5 9NE

Investment, Residential, Retail

FOR SALE

1,550 sq ft

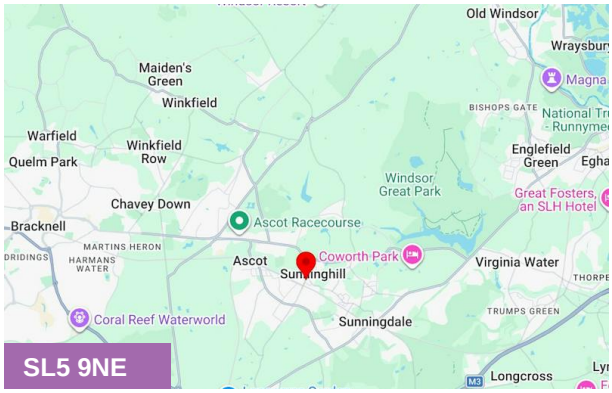
(144 sq m)

- Ground Floor Retail Unit, Lease Ending 2031
- 1st Floor, 1 Bedroom Flat with AST Ending Sept 2026
- Located on Sunninghill Village's Vibrant High Street
- Easy Access to Ascot & Sunningdale Train Stations

26-28 High Street, Sunninghill, SL5 9NE

Summary

Available Size	1,550 sq ft
Price	Offers in excess of £460,000
Rates Payable	£7,020 per annum approx, from April 2026.
Rateable Value	£16,250
VAT	Upon Enquiry
Legal Fees	Upon Enquiry
EPC Rating	Property graded as A-D (24-56)



Description

This Mixed Use Investment is located on Sunninghill Village's vibrant High Street, in the Heart of Royal Berkshire

The Ground Floor Retail Unit is rented with the lease expiring 2031. It also benefits from a brick external building that is partly used by the retail unit. It has a kitchen, WC and storage area (currently unused).

The 1st floor flat was recently refurbished. It has 1 Double Bedroom, Bathroom, Kitchen and spacious Lounge/Living Room. It is accessed by a separate, ground floor door to the side of the property. This is Let on an AST which ends Sept 2026

Location

Sunninghill Village is located in an affluent and highly desirable part of Berkshire with a vibrant High Street benefitting from a range of National and Independent retailers.

Sunninghill is set between Ascot and Sunningdale. Both of these towns have train stations with regular services to Waterloo. There is easy vehicle access to London via the A30 and M3 J3.

Viewings

Viewings Strictly By Appointment with The Agent Only.

Terms

Available Freehold, subject to the leases in place.

Legal Fees

Each party will be responsible for their own Legal Costs.

VAT

All figures are quoted exclusive of VAT, which we understand is not chargeable.

Accommodation

Name	sq ft	sq m	Rent	EPC
Ground - Retail Unit	585	54.35	£18,000 /annum	A (24)
1st - Residential Flat	752	69.86	£12,000 /annum	D (56)
Ancillary - External Storage	213	19.79	-	-
Total	**1,550**	**144**		

Viewing & Further Information

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