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Prominent Retail Unit in Sunningdale

61 Chobham Road

Sunningdale, SL5 0DT

Office, Retail

TO LET

566 sq ft

(52.58 sq m)

- Desirable Location
- Great Signage Potential
- Close to Public Parking with Parking Directly Outside the Unit
- Suitable for a Range of Class E uses
- Rear Access

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Summary

Available Size	566 sq ft
Rent	£35,000 per annum
Rateable Value	£23,250
Service Charge	£1,832.65 per annum
EPC Rating	B (48)

Description

The property is positioned in the middle of this busy parade in Sunningdale. The shop is currently open plan with a kitchen and WC facilities to the rear and rear access. There is ample public parking nearby.

Location

The shop is located in the centre of the affluent village of Sunningdale. Nearby occupiers include Costa, Hamptons Estate Agents, Farrow & Ball, Fego Cafe, Majestic Wines, Lloyds Chemist, Pizza Express and HSBC.

Located a short walk to Sunningdale railway station which provides a regular service to London Waterloo and with quick and easy access to the M3, M4 and M25 motorways.

Accommodation

The accommodation comprises the following areas, measured on a Net Internal Area (NIA) basis:

Name	sq ft	sq m
Ground	566	52.58
Total	**566**	**52.58**

Viewings

By prior arrangement with the Sole Agent: Page Hardy Harris

Terms

Available on a new lease, for a term to be agreed.

Legal Fees

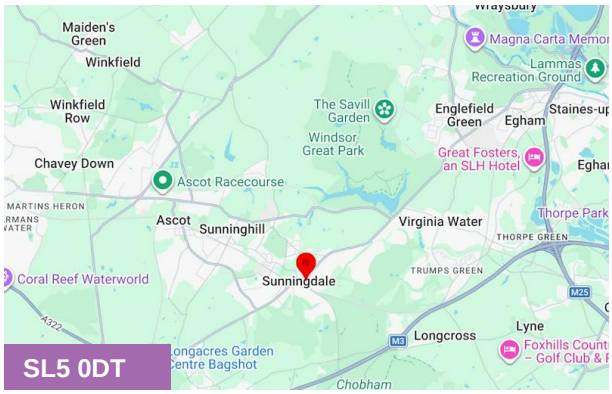
Each party will be responsible for their own Legal Fees.

VAT

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







Viewing & Further Information



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