



9a & 9b Sunninghill Road, Sunninghill, SL5 7BX

Of interest to investors - a prominent shop with office storage & parking, plus 3 residential income producing units. Fully let.

Available Size	2,878 sq ft / 267.37 sq m
Service Charge	N/A
Business Rates	The ground floor shop and office are within the small business rates regime and should benefit from 100% rates relief. Interested parties must check with The Royal Borough of Windsor & Maidenhead
EPC Rating	C (63)

KEY POINTS

- Comprising a flat, studio flat, bungalow and shop
- Excellent parking
- Main road frontage
- Fully let
- In a busy high street retail area

Description

9 Sunninghill Road successfully trades as retail showroom premises with upper floor residential and a detached rear bungalow. The owners are offering the freehold of the whole site, with the let shop unit, office plus the residential units let on Assured Shorthold Tenancies, producing an aggregate income of £31,140 p.a.. The rent for the the shop is £22,000 per annum. Total annual rent £53,140 per annum.

Location

The property is situated in Sunninghill, in a well known position opposite the former Alexander David car showrooms on the corner of Kings Road, close to Cordes Hall and near the busy post office. The vibrant high street is part of this busy village with an array of independent retailers, cafes and restaurants. Ascot town centre and Sunningdale train stations are each just over a mile away. Sunninghill is part of an excellent catchment area which benefits from easy road connections to the motorway network, which includes the M3, M4 and M25.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail	971	90.21
Ground - Admin office to rear of shop	217	20.16
Ground - Side Storage Area	358	33.26
1st - One bedroom flat	444	41.25
1st - Studio flat	279	25.92
Building - Rear detached bungalow	468	43.48
Building - Outdoor living snug	141	13.10
Total	2,878	267.38

Viewings

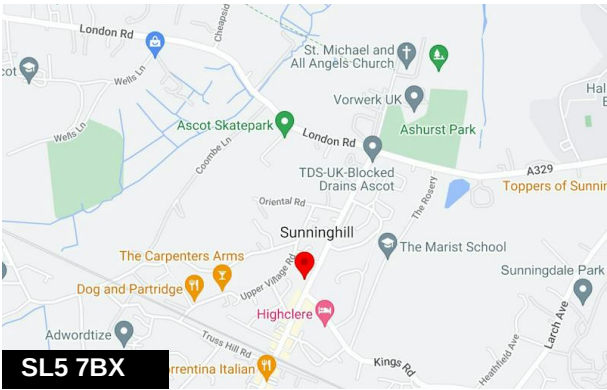
To discuss or to view this property please contact Chris Thomas at ct@chthomas.com or by phone on 01753 839390

Terms

The freehold is for sale subject to the various let premises, subject to contract, by private treaty. Offers are invited in the region of £895,000. VAT is not applicable.

EPCs

The commercial retail and rear office element has an EPC of C65. The first floor studio flat EPC is E52. The first floor one bedroom flat EPC is



Viewing & Further Information

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MISREPRESENTATION ACT 1967: These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed. FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. SERVICES: The Agents have not tested any of the mechanical, electrical or other service installations, and any occupier must satisfy themselves independently as to the state and condition of such services. Floor areas are approximate and strictly for guidance only. Generated on 26/10/2026

E49. The garden bungalow EPC is D64.

Shop Lease Summary

The lease is dated 8th March 2024, and let to KS Teamwear Ltd for a term of 10 years with a 5th year mutual break clause. Rent payments are monthly. The permitted use is Class E. The lease is outside of The Landlord & Tenant Act (1954). The rent is to be reviewed at the 5th anniversary to best open market at not less than the passing rent.

Photographs

Photographs of the various accommodation are presented on the following pages for guidance purposes.

Video

- Video - <https://youtu.be/8u7iiHT9rQI>







Energy performance certificate (EPC)

9a Sunninghill Road
ASCOT
SL5 7BX

Energy rating

C

Valid until: 23 October 2029

Certificate
number: 9200-9929-0301-2720-4040

Property type A1/A2 Retail and Financial/Professional services

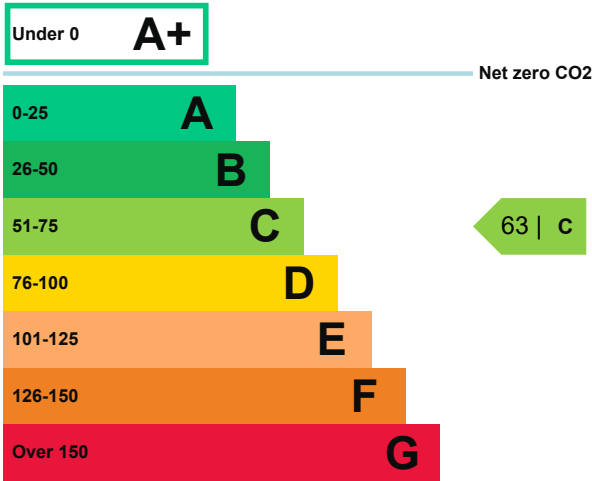
Total floor area 90 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 24 | A

If typical of the existing stock 70 | C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	95.83
Primary energy use (kWh/m2 per year)	567

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9924-4020-0210-0490-7921\)](/energy-certificate/9924-4020-0210-0490-7921).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Neil Jackson
Telephone	07866582194
Email	neil.jacksonepc@outlook.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO033805
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Employer	Neil Jackson EPC
Employer address	56 Waltham Avenue, Guildford, GU2 9QE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 October 2019
Date of certificate	24 October 2019
