



Self Contained, Two Storey Office Building

33 High Street

Sunninghill, Ascot, SL5 9NP

Office, Retail

FOR SALE

5,308 sq ft

(493.13 sq m)

- Detached Building
- Available Freehold with Vacant Possession
- High Street Location
- Private Parking to the Rear
- Class E Use
- Rear Car Park Available via Assignment (details overleaf)

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Summary

Available Size	5,308 sq ft
Price	Offers in excess of £1,000,000
Rates Payable	£28,193.50 per annum
Rateable Value	£56,500
EPC Rating	D (93)

Description

This detached, two storey former office building would accommodate a range of class E uses. The ground floor currently comprises of a reception/lobby area, retail space to the front, open plan office to the rear as well as a server room and storage cupboard. The first floor currently comprises of a reception area, open plan office space, 2 smaller offices and a boardroom. Both ground and first floors benefit from kitchenettes and male & female WCs.

The vendor currently has a 25 year lease (starting 2022 and ending Dec 2047) on the car park to the rear of the property which is available by assignment. This car park area would comfortably fit 14 cars.

Location

The property is prominently located on the High Street in Sunninghill. Sunninghill is an affluent village close to Ascot, Sunningdale and Virginia Water. There is a vibrant retail offering along the local High Street, including a wide range of shops, restaurants and local services. National chains and specialist local businesses are both well represented.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,654	246.56
1st	2,654	246.56
Total	5,308	493.12

Viewings

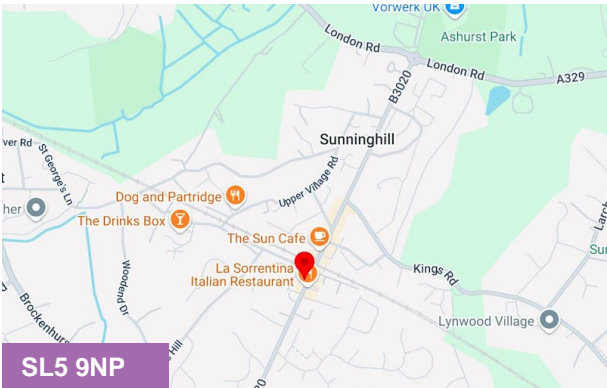
By arrangement with the Sole Agent: Page Hardy Harris.

Legal Fees

Each party will bear their own legal costs.

VAT

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



Viewing & Further Information



Lucy Kirkup
01344 312722 | 07833 509532
lucy@pagehardyharris.co.uk



Helen Bewsey
01344 669009
helen@pagehardyharris.co.uk



Iestyn Harris
01344 312724 | 07701 223733
iestyn@pagehardyharris.co.uk



Nick Hardy
01344 312723 | 07715 032429
nick@pagehardyharris.co.uk