



UNIQUE, RETAIL INVESTMENT SALE

Retail Investment Sale in Sunningdale, Berkshire

16 London Road
Sunningdale, Ascot, SL5 0DH

Retail
FOR SALE

1,710 sq ft
(158.86 sq m)

- A Rare Opportunity to Purchase a Retail Investment in Sunningdale
- Tenant - Pizza Express until November 2028
- High Visibility Location on London Road
- Potential for a Significant Uplift in Rent
- Main Line Station a 2 minute Walk
- Easy Access to London, Heathrow, M25 and M3

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Summary

Available Size	1,710 sq ft
Price	Offers in excess of £450,000
Rates Payable	£9,168 per annum Please check with the Local Authority
Rateable Value	£24,000
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A rare opportunity to purchase a retail investment in affluent Sunningdale.

The current tenant is Pizza Express that has a lease expiring November 2028. There is scope for a significant uplift in rental income at the end of the current lease. Please enquire with the Agent on rental details and opportunity.

This unit is located on London Road (A30), Sunningdale which provides excellent retail frontage on this busy main road.

Location

Sunningdale is a thriving village located to the West of the M25 and close to Windsor, Wentworth, Virginia Waters and Ascot. It boasts a number of Independent and National Retailers including Waitrose, Farrow & Ball & Majestic Wine Store.

There is a main line Rail Station a short walk from this property with the J.3 of the M3 a 10 minute drive and 25 minutes to Heathrow.

Viewings

Strictly by Appointment with the Agent

Terms

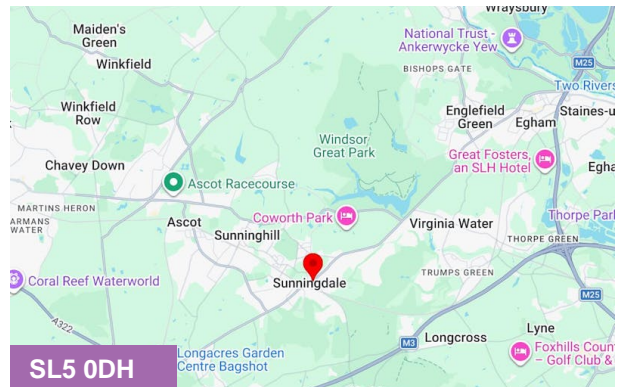
Freehold Sale

Legal Fees

Each Party to pay their own Legal Costs

VAT

All figures quoted are exclusive of VAT which we understand is NOT chargeable on this property



Viewing & Further Information



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