



Prominent Corner Retail Unit in Sunningdale

65 Chobham Road

Sunningdale, SL5 0DT

Retail

TO LET

532 sq ft

(49.42 sq m)

- Suitable for a Range of Class E Uses
- Great Signage Potential
- Close to Public Parking
- Modern WC and Kitchenette Facilities
- Internal Electric Roller Shutter Door

65 Chobham Road, Sunningdale, SL5 0DT

Summary

Available Size	532 sq ft
Rent	£37,500 per annum
Rates Payable	£8,213 per annum
Rateable Value	£21,500
Service Charge	£1,817.87 per annum 2026 figure
EPC Rating	B (36)

Description

The property is positioned prominently on the corner of this busy parade in Sunningdale. The shop is currently open plan with a modern kitchen and WC facilities to the rear. The premises is finished to a modern standard. 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 as well as high end independent occupiers.

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	Availability
Ground	532	49.42	Available
Total	532	49.42	

Viewings

By prior arrangement with the Sole Agent: Page Hardy Harris

Terms

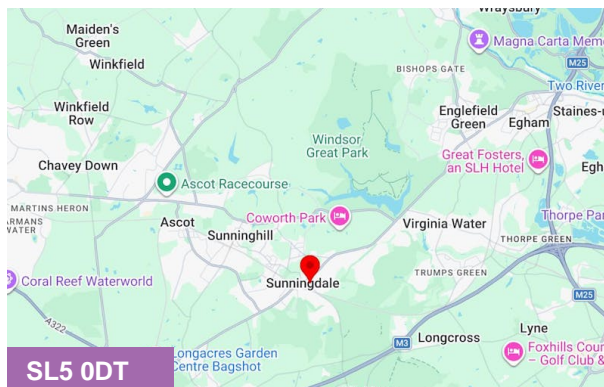
Available on a new lease, for a term to be agreed.

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



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

65 Chobham Road, Sunningdale

