PageHardyHarris
your property is our business

Mixed Use Investment In Sunninghill Village, Berkshire

26-28 High Street

Sunninghill, SL5 9NE

Residential, Retail

FOR SALE

1,550 sq ft

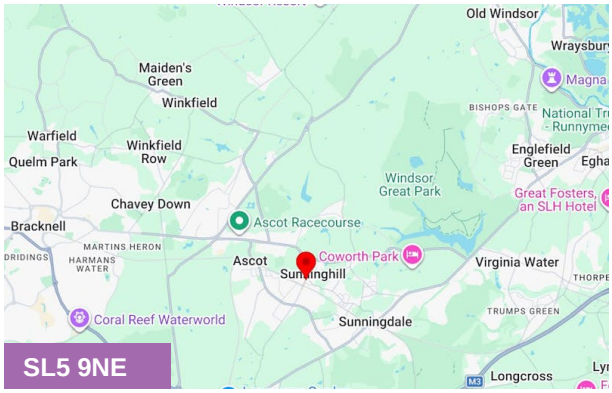
(144 sq m)

- Retail Unit with First Floor Flat For Sale as an Investment
- Ground Floor Retail Unit, Lease Ending 2031
- 1st Floor, 1 Bedroom Flat with AST Ending Sept 2026
- Located on Sunninghill Village's Vibrant High Street
- Easy Access to Ascot & Sunningdale Train Stations

26-28 High Street, Sunninghill, SL5 9NE

Summary

Available Size	1,550 sq ft
Price	Offers in excess of £460,000
Rates Payable	£8,108.75 per annum Based on April 2026 Rating
Rateable Value	£16,250
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Property graded as A-D (24-56)



Description

This Mixed Use Investment is located on Sunninghill Village's vibrant High Street, in the Heart of Royal Berkshire

The Ground Floor Retail Unit is rented with the lease expiring 2031. It also benefits from a brick external building that is partly used by the retail unit. It has a kitchen, WC and storage area (currently unused).

The 1st floor flat was recently refurbished. It has 1 Double Bedroom, Bathroom, Kitchen and spacious Lounge/Living Room. It is accessed by a separate, ground floor door to the side of the property. This is Let on an AST which ends Sept 2026

Location

Sunninghill Village is located in an affluent and highly desirable part of Berkshire with a vibrant High Street benefitting from a range of National and Independent retailers.

Sunninghill is set between Ascot and Sunningdale. Both of these towns have train stations with regular services to Waterloo. There is easy vehicle access to London via the A30 and M3 J3.

Viewings

Viewings Strictly By Appointment with The Agent Only.

Terms

Available Freehold, subject to the leases in place.

Legal Fees

Each party will be responsible for their own Legal Costs.

VAT

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

Viewing & Further Information

Helen Bewsey
01344 669009
helen@pagehardyharris.co.uk

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

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

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

These particulars are provided without any guarantee by the vendor/lessor or agents and do not form part of any contract. Enquiring parties should satisfy themselves as to the correctness of any information or statement made. All measurements are approximate. All figures quoted are exclusive of VAT which may be chargeable. Generated on 11/03/2026