



RAJBHOOG
SINCE 1986

THE
CIRCLE
GALLERY

Picture Fram

TO LET / FOR SALE
ALL ENQUIRIES
Owen
Isherwood
01463
300775

**Owen
Isherwood**
CHARTERED SURVEYORS

TO LET

CLASS E RETAIL UNIT
471 sq ft (43.76 sq m)

6/8 HIGH STREET, SUNNINGHILL, ASCOT, BERKS SL5 9NE

LOCATION

The property is located in the main High Street of Sunninghill in a prominent trading location and with free customer parking immediately in front of the premises. Sunninghill is an affluent village close to Ascot and South East of London. The closest mainline station is Sunningdale which is approximately 1.6 miles (5 minutes drive) from the property; offering services between London Waterloo, Reading and Ascot.

DESCRIPTION

The premises are formed of a ground floor retail unit under Class "E" which is available with vacant possession. W/C facilities are found to the rear of the unit with additional storage to the rear of the property.

ACCOMMODATION

Available	Sq ft	Sq m
Ground Floor Retail	471	43.76

RENT

£16,000 p.a.

RATES

Rateable Value: £7,900 p.a.

100% Small Business Rates Relief available for qualifying Tenants.

TERMS

New Lease Terms to be agreed.

EPC

C-72

LEGAL COSTS

Each party to bear their own legal costs



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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