



Freehold Mixed Use Investment

35-47 Chobham Road

Sunningdale, SL5 0DS

Investment, Office, Retail

FOR SALE

4,914 sq ft

(456.53 sq m)

- Prime Sunningdale location
- Fully occupied
- Short walk to Sunningdale Station
- Character Property

35-47 Chobham Road, Sunningdale, SL5 0DS

Summary

| | |
|-----------------------|-----------------------------------|
| Available Size | 4,914 sq ft |
| Price | Offers in excess of £1,100,000.00 |
| Business Rates | Upon Enquiry |
| EPC Rating | Property graded as C-D |

Description

This fully occupied parade is located in the heart of Sunningdale on the busy Chobham Road. There is short stay parking nearby and a large public car park across the road. The property comprises 4 ground floor retail units and an office on the first and second floors.

Location

The parade is located in a prime position in the centre of the affluent village of Sunningdale. Nearby occupiers include Hamptons Estate Agents, Farrow and Ball, Fego Cafe, Majestic Wines, Lloyds Chemist, Pizza Express and Costa Coffee. Sunningdale railway station is on the London Waterloo to Reading line. Nearby stations include Ascot and Virginia Water.

Accommodation

The commercial investment comprises the following approximate areas GIA:

| Name | Building Type | sq ft | sq m |
|--|---------------|--------------|---------------|
| Ground - 35 Chobham Road | Retail | 403 | 37.44 |
| Ground - 41 Chobham Road | Retail | 257 | 23.88 |
| Ground - 43 Chobham Road | Retail | 467 | 43.39 |
| Ground - 45-47 Chobham Road | Retail | 1,669 | 155.06 |
| 1st - & 2nd Floor - 37-39 Chobham Road | Office | 2,118 | 196.77 |
| Total | | 4,914 | 456.54 |

Viewings

Strictly by arrangement with the agent.

Terms

The property is available freehold. Combined passing rent is £98,250pax. Tenancy schedule can be provided upon request.

Legal Costs

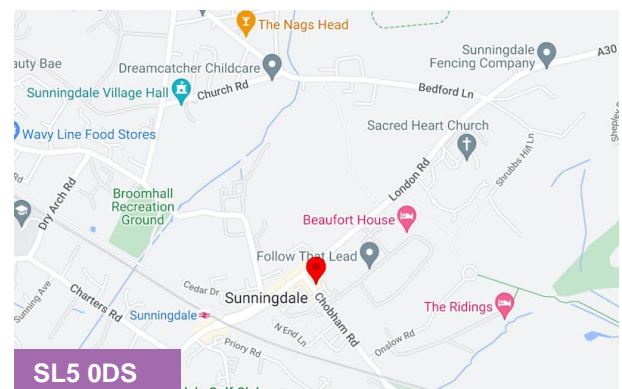
Each party to pay their own legal costs.

VAT

All figures quoted are exclusive of VAT which may be chargeable.

EPCs

- 35: C - 72
- 37-39: D - 87
- 41: D - 87
- 43: C - 55
- 45-47: D - 96



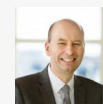
Viewing & Further Information



Lucy Kirkup

01344 312722 | 07833 509532

lucy@pagehardyharris.co.uk



Nick Hardy

01344 312723 | 07715 032429

nick@pagehardyharris.co.uk



Helen Bewsey

01344 669009

helen@pagehardyharris.co.uk

Andrew Brown (Marriotts Property LLP)

01367 242422

property@marriotts.co.uk