

For Sale

Mixed Retail/Residential Investment

76 High Street, Sunninghill, Berkshire SL5 9NN



Property:

The property occupies a prominent corner location on the Eastern side of Sunninghill High Street, at the junction with Charters Lane. Sunninghill is a well regarded village in Berkshire with a catchment of some 7000 individuals. The property is of brick construction, with painted elevations under pitched tiled roofs with secondary areas of flat roof. The windows are a mixture of single and UPVC framed double glazed units. To the rear of the property is a small car parking area. There is forecourt car parking for another vehicle.

The accommodation comprises:

A2 Two storey offices

Let to Podengo Market Research Recruitment Ltd, total net internal area 62.26 sq m, subdivided into:

Ground floor - entrance hall with stairs to first floor, male and female WCs, front office/sales and reception area, consulting room, kitchen and store room. Net internal office area approximately 32.55 sq m.

First floor – Three offices. Net internal office area approximately 29.71 sq m

We consider that there is potential to convert these ground and first floor offices under a General Development Order into two self-contained residential units, subject to any appropriate Planning/Building Regulation Consents.

Self contained ground floor retail unit

Trading as "76", offering hairdressing and related services. Display window and recessed double doors. Return frontage to Charters Lane. Subdivided into:

Entrance/reception/treatment area, three additional treatment rooms, kitchen with WC off. Net internal area approximately 69.7 sq m

We consider that there is potential to convert this unit under a General Development Order into a self-contained residential unit, subject to any appropriate Planning/Building Regulation Consent.

Studio/A1 retail unit

Occupied by The Monster Factory Ltd. Accessed via return elevation. Ground floor entrance/waiting area, studio/retail area, shower, WC and kitchen. Net internal area approximately 88.66 sq m

Residential Element:

On the return frontage is a separate access to two first-floor residential apartments let on ASTs.

Ground floor shared communal entrance lobby.

Stairs leading to

13 Charters Lane, large three-bedroom apartment of GIA 110.11 sq m

14 Charters Lane, two-bedroom apartment of GIA 78.69 sq m approximately, subdivided to form entrance hall, living room, kitchen, two bedrooms, bathroom and WC.

It is our opinion that both apartments are currently let at below Fairweathers' opinion of Market Rental, which we believe to be £14,500 per annum for the three bedroom apartment, and £12,500 per annum for the two bedroom apartments.

Exterior

Forecourt car parking

Small rear car parking area for two vehicles

Note: Floor areas detailed above are from historic Valuation Reports. Fairweathers Chartered Surveyors have not carried out a re-measurement exercise, and the measurements are therefore not in accordance with the RICS Property Measurement (First Edition).

Tenure and Occupancies

The approximate site is shown on the Ordnance Survey extract plan.

We refer you to the attached Schedule of Tenancies and income. The current combined commercial/residential income is £64,200 per annum.

Full deposits are held by the client's Solicitors for each of the commercial tenants. Please see the Schedule attached.

It is rare for investment properties to become available in Sunninghill High Street. There is a restricted supply of commercial property and residential apartments in this area. Both types of property tend to let or sell quickly in the current market conditions.

Price:

Offers in excess of £1,250,000

Please contact the Sole Agents, Fairweathers Chartered Surveyors

7 Chalfont Court, Earley, Reading RG6 5SY Registered Number 5739841

Peter Memmott FRICS, Senior Director

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SITE PLAN SHOWING APPROXIMATE BOUNDARIES



FRONT VIEW OF SITE





SIDE ELEVATION TO CHARTERS LANE



REAR CAR PARKING AREA



INTERIOR OF THREE BEDROOM APARTMENT



INTERIOR OF THREE BEDROOM APARTMENT

Schedule of Tenancies and Income	nd Income								
76 High Street Sunninghill Berkshire SL5 9NN	II Berkshire SL5 9NN								
			Commencement						
Description	Let to	Lease/Occupation Type	Date	Expiry	Current Rental	Break	Rental Dep	Rental Deposit EPC Rating	B
		Effective FRI including			• • • • • • • • • • • • • • • • • • • •				
	Podengo Market Research	contribution towards			£13,000 per annum rising to				
Ground and First Floor	Recruitment Ltd (formerly	service charge and			£13,500 in Aug 17, £14,000 in	Tenant's break			
Offices	the Autism Trust)	insurance	17/08/2015	18/08/2020	18/08/2020 Aug 18 and £14,500 in Aug 19.	clause Aug 2018	£ 3,000.00	.00 C	
	Heather Smith, formerly								
	trading as the Hair & Nail								
Ground floor retail unit	Salon, rebranded as "76"	Internal repairing & insuring	14/08/2013		13/08/2018 £12,000 per annum		£ 3,500.00	.00 C	
		Effective FRI (internal				:		-	
Studio/Δ1 retail unit	The Monster Factory 11d	repairing & insuring, plus	19/12/2016		18/12/2019 F14 000 per appum	Mutual landlord &	£ 4.200	EPC being 4 200.00 hrenared	<u> </u>
		0							
					Total Action to				
Note that all three commer	NOTE UIALAII UIIEE COMMETCIAI NEASES NAVE DEEN CONTRACTED	ted Out of the Security of Lenure provisions of the Landford & Lenant Act 1994 PT 2	ure provisions or c	ne Landiord	& Tendin Act 1954 Pt 2				
Large three bed apartment									
of GIA 110.11 sq m	Mrs E Tennant	AST		01/07/2016	01/07/2016 £13,200 per annum				
Flat 14, large two bed									
apartment GIA 78.69 sq m	Mrs Baker	AST		01/12/2016	01/12/2016 £12,000 per annum				
A full set of the contractual	documentation conies of the	A full cat of the contractual documentation coniac of the EDCs denocit Deads and other documentation are available online	ar documentation	are available	aniluo				
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Peter Memmott FRICS, Senior Director	lor Director								
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07968 030444									
7 Chalfont Court, Earley, Reading RG6 5SY	ading RG6 5SY								
Fairweathers Surveyors Ltd	Registered Company Number	Fairweathers Surveyors Ltd Registered Company Number 5739841 trading as Fairweathers Chartered Surveyors	ners Chartered Sun	reyors					
RICS Registered									