

# FAIRWEATHERS

**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

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FRONT VIEW OF SITE







SIDE ELEVATION TO CHARTERS LANE



REAR CAR PARKING AREA



INTERIOR OF THREE BEDROOM APARTMENT



INTERIOR OF THREE BEDROOM APARTMENT

