

Freehold Mixed Use Investment For Sale

23 Silwood Road

Sunninghill– SL5 0PY

The logo consists of the letters 'BWP' in a light blue, sans-serif font, centered within a solid grey square.

23 Silwood Road, Sunninghill, Berkshire, SL5 0PY- Freehold

GUIDE PRICE £450,000



Summary:

- An opportunity to acquire the Freehold interest of this c.1,524 sq ft mixed use property in the affluent Ascot suburb of Sunninghill.
- The property consist of a retail unit below a two bedroom apartment, together with double garage.
- The entire property is let to one tenant until 29th September 2029. Passing Rent £19,250.
- Open market Rent Review in March 2024.
- Future development potential, subject to all necessary consents.
- The property is located in the centre of a small neighborhood parade.
- Very well connected, with the M25 Junction 12, less than 10 minutes drive, with easy access to Heathrow.
- The property is not elected for VAT.

We are instructed to offer the Freehold interest in the property, subject to contract.

Guide Price £450,000 (excl)

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Location:

The Property is located Silwood Road in Sunninghill which is an affluent suburb of Ascot in Berkshire and close to Sunningdale and Windsor.

The Property is very well connected with Junction 12 of the M25 only a short drive away. A regular mainline train service into London can be found at both Ascot and Sunningdale stations.

Description:

The Property is a traditional shop and upper located in the center of a small neighborhood parade and let in its entirety to one tenant.

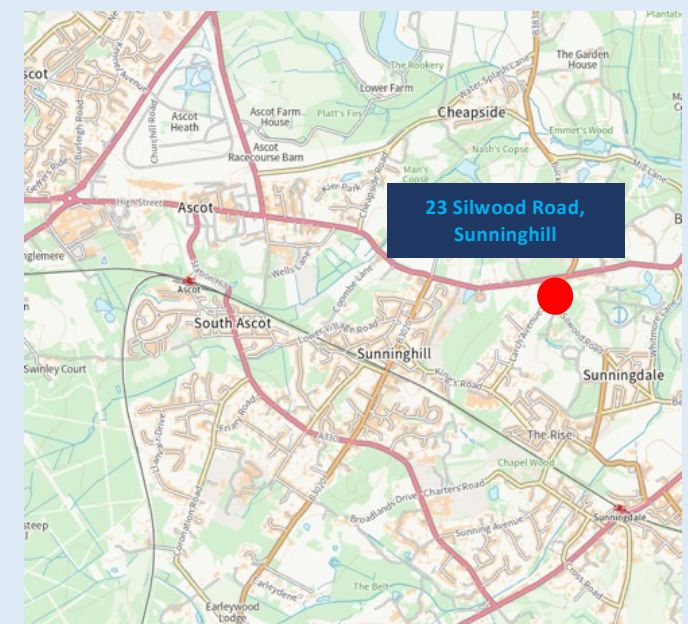
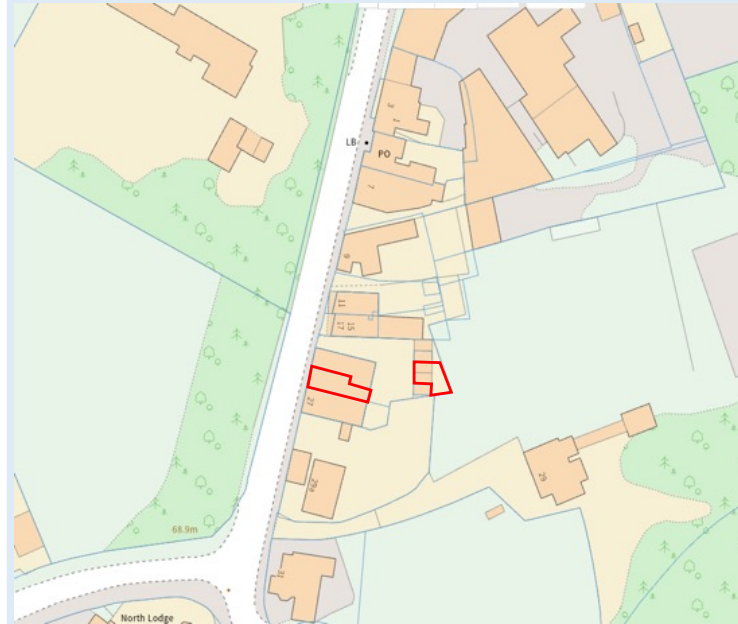
The ground floor extends to approximately 775 sqft and is run as a fish and chip shop. Above on the 1st floor there is a 2 bedroom flat which measures circa 749 sqft accessed from the rear yard. Finally there is a large double garage to the rear of the property.

Tenancy

23 Silwood Road is let on a FRI lease for a term of 16 years from 29.09.2009. The passing rent is £19,250 pa. There is an open market rent review on 01.03.2024. The lease is inside the protection of the 1954 Landlord & Tenant Act.

EPC

The property has an EPC rating of D. EPC certificates and report available on request.



NB. The plan is for identification only. © Crown Copyright OS 0100055500

Business Rates:

23 Silwood Road has a ratable value of £9,800 rising to £10,000 from 1st April 2023.

VAT:

The property is not elected for VAT.

Proposal:

We are instructed to offer the Freehold of the property at a guide price of £450,000, exclusive of VAT. Subject to Contract.

Further Information:

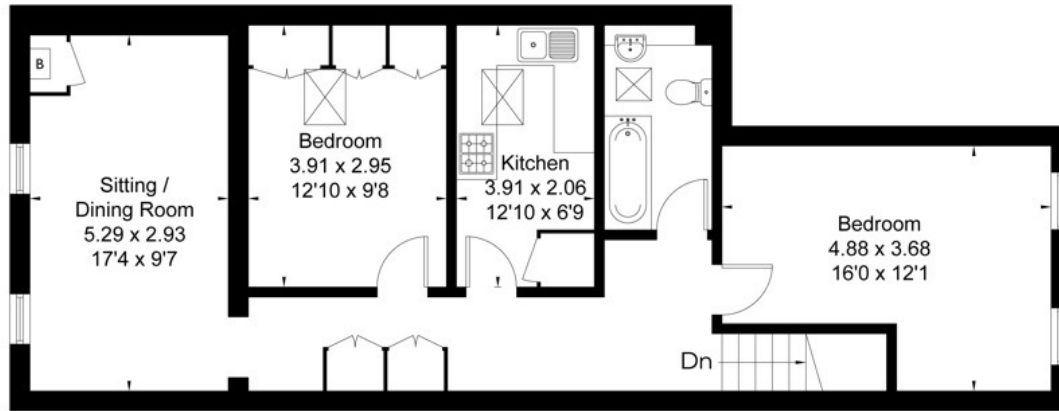
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Approximate Area = 141.6 sq m / 1524 sq ft



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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