



**STIRLING
ACKROYD**

FOR SALE

**90 High Street,
Sandhurst, GU47 8EE**

726 sq ft

**Rare Freehold Vacant
Commercial Unit +
Ground Rent Investment**



VIDEO TOUR

stirlingackroyd.com



Description

A three-storey semi-detached freehold comprising a self-contained commercial unit at ground floor which is currently vacant, two long-leasehold flats over first and second floors which are all sold off and rear parking for up to six vehicles (four associated with the commercial unit and one per flat).

The commercial accommodation of 726 sq ft is arranged over ground floor and is suitable for a variety of Class E uses (Retail, office, clinic, studio, consulting rooms, professional services and most Class E users).

There are two long residential leases which have approx. 54 years unexpired, being 99 years from March 1980. The freeholder retains reversionary interest as lease terms shorten.

Ground rents payable (details available upon request).

We understand VAT is not applicable, each party to bear their own legal fees. Sale Price £190,000/Offers considered

Key points

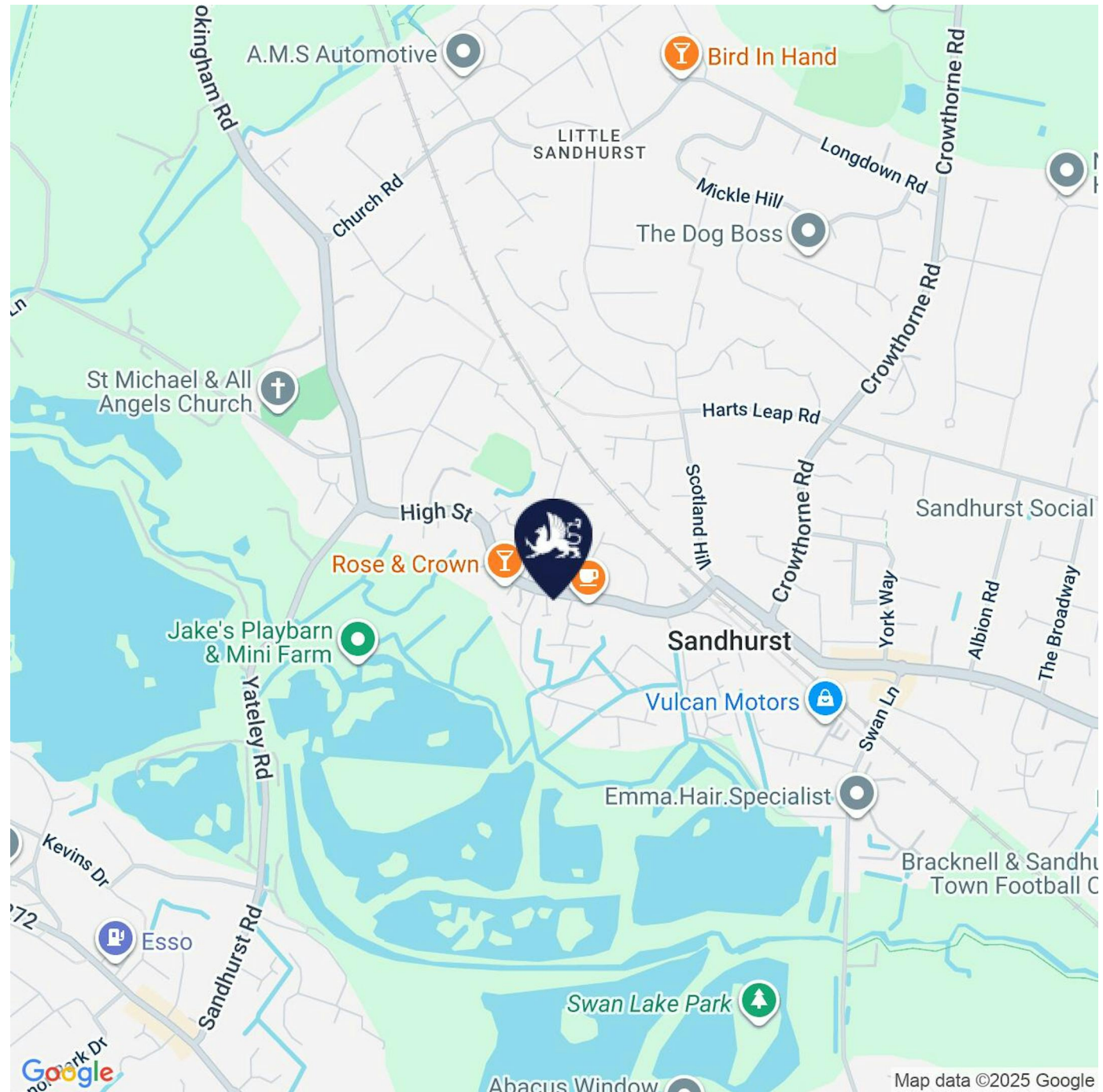
- Vacant Commercial Unit (Class E) - Ideal for Owner Occupiers
- £190,000 Freehold Sale - Ideal for Commercial Owner Occupiers and Private Investors
- On Site Parking - For up to Six Cars, One for Each Flat and Four Associated With the Offices
- Local Authority: Bracknell Forest Borough Council
- Two Long-Leasehold Residential Flats Producing Ground Rents
- Sandhurst Railway Station Nearby, Providing Connections to London Waterloo and Paddington



Location

The property is situated on Sandhurst High Street benefiting from a local retail parade close by, serving the surrounding community. Alongside the primary selection of the High Street being within a short walking distance.

While being well connected with Sandhurst Railway station nearby, providing connections to London Waterloo and London Paddington stations (fastest connection, 50 minutes to London Paddington with 1 change)





Rents, Rates & Charges

Price	Offers in the region of £190,000
Rates	On application
Service Charge	On application
VAT	Not applicable
EPC	C (74)

Viewing & Further Information



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