



Prominent Freehold in a Prime Sunningdale Location

1 Broomhall Buildings

London Road, Ascot, SL5 0DH

Investment, Retail

FOR SALE

874 sq ft

(81.20 sq m)

- Excellent location on the A30 London Road
- A short walk from Sunningdale mainline station
- Adjacent to a large free car park
- Great signage potential
- Shop available with vacant possession
- Apartment above sold off on a long lease with approximately 51 years unexpired

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Summary

Available Size	874 sq ft
Price	Offers in excess of £500,000
Rates Payable	£10,887 per annum approx, from April 2026.
Rateable Value	£28,500
EPC Rating	D (88)

Description

1 Broomhall Buildings occupies an extremely prominent position with excellent visibility and signage opportunities facing the A30. The retail space is open plan behind an attractive fully glazed shop front. There is also a small office, well appointed WC and a rear store or staff area with access from a side alleyway. A large two-storey 3-bedroom self-contained apartment above the shop is sold off on a 99 year long lease from 25th June 1978. A garage in a nearby block may be available by separate negotiation.

Location

The property is located in a prime position on the A30 London Road in the centre of Sunningdale, directly facing the pedestrian exit to the free car park and a very short walk from Sunningdale mainline railway station, serving destinations between London Waterloo and Reading, including nearby Ascot and Virginia Water. The M3, M4 and M25 are all within easy reach, as are Heathrow and Gatwick airports. Adjacent occupiers include Farrow & Ball, Hamptons Estate Agents, Super Vettura (super car dealer), Majestic Wines, Lloyds Chemist and Pizza Express.

Accommodation

The property extends to a GIA of approximately 950 sq.ft but comprises the following areas on an NIA basis:

Name	sq ft	sq m
Ground - Main Retail Area	712	66.15
Ground - Under stairs office	38	3.53
Ground - Rear store	124	11.52
Total	874	81.20

Viewings

Viewings are strictly by appointment with the agents, Page Hardy Harris.

Terms

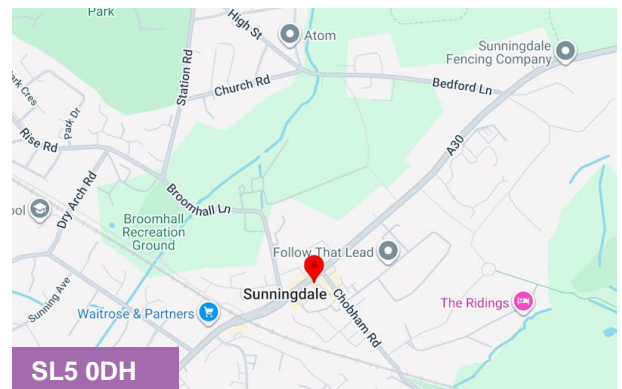
Available Freehold.

Legal Fees

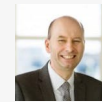
Each party will be responsible for their own Legal Costs.

VAT

We understand this property is not elected for VAT.



Viewing & Further Information



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