

## 5 Rise Road, Sunningdale, Ascot SL5 0BH



Mixed use building – about 2,500 sq ft  
Suitable for a range of uses, subject to planning  
Commanding return frontages – onsite car parking  
Well placed between A30 and A329

**3 offices on the first floor, 7 rooms on the ground floor plus  
reception, kitchen and bathroom. Two storage units. On site parking  
Suitable for retail/office/other Class E uses  
Road frontage to Rise Road about 53ft and to Galton Road about 60 ft  
Site area about 0.086 acres**

**Energy Performance: E105 – 3 phase electricity**

**Predicted Broadband: Highest available download 1800 Mbps and upload 1000 Mbps**

**FOR SALE BY ONLINE PUBLIC AUCTION on Thursday 26<sup>th</sup> March 2026 (unless sold  
beforehand)**

**The Solicitors:** Field Seymour Parkes Law, 1 London Street, Reading RG1 4PN  
Contact: Anna Zatoureff Telephone: 0118 951 6318  
Email: anna.zatoureff@fsp-law.com

## 5 Rise Road, Sunningdale, Ascot SL5 0BH

**DESCRIPTION/LOCATION:** A detached building, probably dating from late Victorian, early Edwardian times with part of the ground floor occupied as a butcher's shop with the remainder as residential accommodation. Subsequently the use was changed to B1/B2 offices and there have been extensions to the original house including the addition of a warehouse fronting Rise Road. There is vehicular access from Galton Road, originally with car parking for 7 cars but now reduced following the construction of two sectional storage units.

Sunningdale is a popular village, about ¼ mile from the railway station and a Waitrose supermarket less than ½ mile. The railway station offers services on the Reading to Waterloo line, the journey time to London about 55 minutes and to Reading about 33 minutes. The area has good communication links with the M3 available at Lightwater, the M25 at Staines and also the M4. Heathrow airport is about 9 miles.

### First Floor:

Office 1: 12'7 x 12'5 - With access to roof space  
Front Office 2: 16'1 x 15'  
Rear Office 3: 11' x 8'11  
Landing:

### Ground Floor:

Entrance Door: fronting Galton Road  
Hallway:  
Bathroom: with shower, wash hand basin, low level WC leading to  
Utility Room:  
Kitchen/Dining Room: 10'10 x 8'11 - Fitted kitchen with wall mounted units, single sink, two ring induction hob with overhead extractor fan, hot water tank  
Middle Office: 12'7 x 12'  
Front Office 1: 15'9 x 15'1  
Callibration Room:  
Store: 22'7 x 13'9 leading to  
Packing Area  
Show Room: 16'2 x 12'10  
Reception: fronting Rise Road  
Engineers Room: 13'4 x 12'10  
Post Room: 11' x 9'4  
  
Outside Building 1: 14'2 x 8'11  
Outside Building 2: 24'1 x 9'3  
Yard/Parking: Approached from Galton Road, parking for 4 cars and the 2 sectional concrete storage units referred to above

**Local Authority:** The Royal Borough of Windsor and Maidenhead

**Rateable Value:** £8,8000 – current                      £10,500 – from 1<sup>st</sup> April 2026  
The property is assessed as retail with offices and storage.

**Services:** Mains water, gas, electricity including 3 phase and drainage are connected.

**Tenure:** Freehold with vacant possession.

**Viewing:** By appointment with the Owner's Sole Agents and Auctioneers,  
**Martin & Pole, Wokingham Tel: 0118 978 0777**  
**Email: [wokingham@martinpole.co.uk](mailto:wokingham@martinpole.co.uk)**

**THE CONDITIONS OF SALE:** are included in the Legal and Information Pack available from the Auctioneers prior to the Auction Sale and online at [www.martinpole.co.uk](http://www.martinpole.co.uk). A copy of the Conditions of Sale will be attached to these Particulars to form part of the Contract.

\* **Property Auctioneers are required by the ASA to explain to prospective buyers the definitions of Price Guide and Reserve. The Reserve is the minimum price set by the seller at which the auctioneer can sell the property. The reserve can be set and agreed at any point up to the start of the auction or indeed can be changed during the auction. The reserve can be lower than the guide price, the same as the guide price or up to 10% above the guide price. In accordance with ASA guidelines the guide price can be changed at any time up to and including the day of the auction sale. If the guide price is changed we will endeavour to advertise the new guide price at the earliest opportunity. A list of final guide prices will be published in the auction room immediately prior to the sale. This may be the first opportunity to publish changes.**

**IMPORTANT NOTICES**

**Identification of the Buyer**

To accord with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and the Proceeds of Crime Act 2002 as amended:

**For online auctions:** To register no less than 24 hours before the start of the auction on the AMS platform (accessed via our website) which requires proof of ID to accord with the above regulations. The registered bidder, if successful, is the Buyer. If it is intended there should be two or more parties or a company bidding, the regulations apply to all parties including company directors.

**For Public Auctions:** The same regulations apply, with registration no less than one hour before the start of the sale.

**Buyer's Fee**

A charge of £900 (inc VAT), payable only by the successful Buyer, will be due to the Auctioneers Martin & Pole. An appropriate VAT received invoice will be issued.

**Signing the Memorandum, Payment of the Deposit and Buyer's Fee**

The Auctioneer is authorised to sign the Memorandum/Contract on behalf of the Buyer. The successful bidder at an online auction is liable to pay the deposit and the Buyer's Fee of £900 inc vat at the conclusion of the sale or for a sale by public auction, on the fall of the hammer. The deposit and Buyer's Fee should be paid directly into the allocated Martin and Pole Client B account.

**Property Details**

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances, or fittings (if any) referred to in the details. We recommend that each of the statements is verified and the condition of the property and of the services, appliances, and fittings (if any) is investigated by you or your advisers before you finalise your offer to purchase, bid for the property or enter into a contractual commitment.

**Stipulations**

The property is sold with all faults and defects whether of condition or otherwise and neither the Seller nor the Agents of the Seller are responsible for any faults or defects or for any statements contained in the Particulars of the property prepared by the Agents. The Buyer hereby acknowledges that he has not entered into this Contract in reliance on any of the said statements and they have satisfied themselves as to the correctness of each of the said statements by said Agents in relation to or in connection with the property.

**MEMORANDUM OF AGREEMENT**

Property: .....

Date of Agreement: ..... day of .....2026

Buyer: .....

Address: .....  
..... Postcode: .....

Buyer's Solicitor: ..... Contact:.....

Address: .....  
..... Postcode: .....

**Purchase Price** £ .....

**Deposit** £ .....

**Balance** £ .....

The Seller will sell and the Buyer will buy the Property described as in the foregoing Particulars and Conditions of Sale for the Purchase Price in accordance with and subject to the terms and conditions referred to in the Conditions of Sale.

Martin & Pole acknowledge receipt of the Deposit in part payment of the Purchase Price. The Buyer agrees to pay the balance of the Purchase Price and to complete the purchase in accordance with the Conditions of Sale.

Signed by or on behalf of:

**Buyer** ..... **Seller** .....

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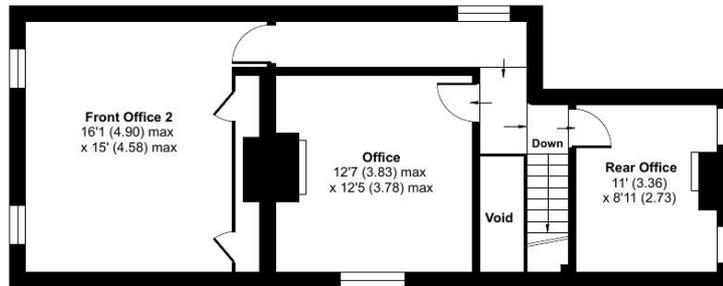
## Rise Road, Ascot, SL5

Approximate Area = 2502 sq ft / 232.4 sq m (excludes void)

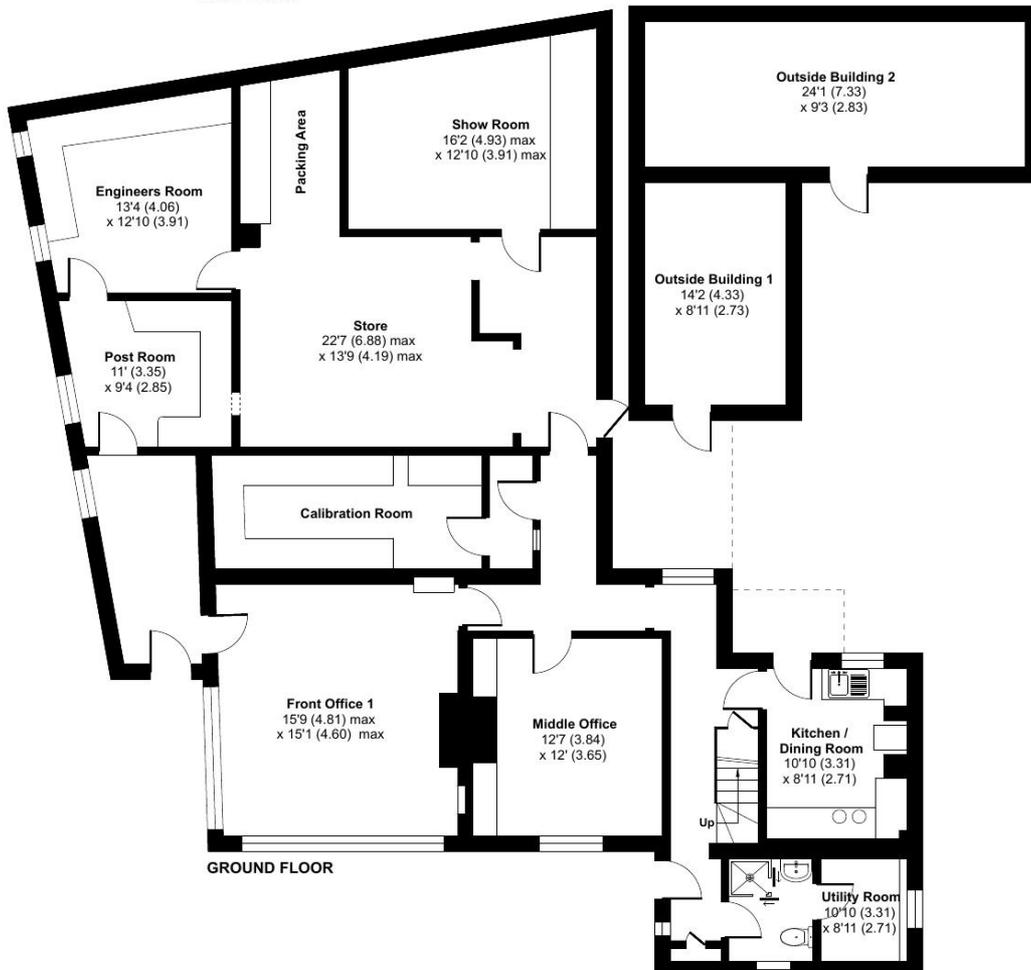
Outbuilding = 351 sq ft / 32.6 sq m

Total = 2853 sq ft / 265 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2026. Produced for Martin & Pole Chartered Surveyors. REF: 1397327

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