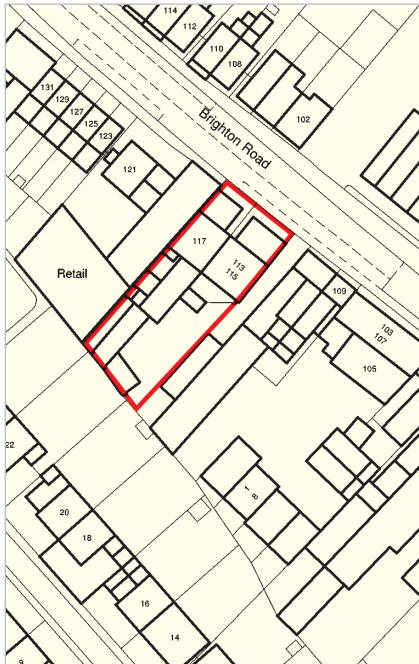


Surbiton
113-117 Brighton
Road
Surrey
KT6 5NJ

- **Freehold Commercial and Residential Investment and Development Opportunity**
- Self-contained site of 0.087 hectares (0.21 acres)
- Planning consent to develop seven residential units in a scheme incorporating existing commercial space (1)
- Rent Review from 2019
- Total Current Rents Reserved **£62,800 pa**



Tenure
Freehold.

Location

Surbiton is a prosperous commuter town lying 2 miles south-west of Kingston upon Thames and about 9 miles south-west of Central London. The town enjoys excellent communications, being on the A3, which links to Central London, Guildford and the M25. Surbiton Station, on Victoria Road, provides a rapid rail service to London Waterloo (17 minutes). Brighton Road forms the A243 and provides a direct link to the A3 at Hook. The property is situated between the junction with Victoria Road, the main retail location for the town, and the River Thames. Occupiers close by include Kwik Fit, Pizza Hut, pubs and restaurants, as well as a number of new residential schemes.

Description

The property is arranged on ground and one upper floor to provide two shop units (one having a small first floor storage area) together with two flats on the first floor over, having access from the front. To the rear, and let with one of the shop units, are a surfaced yard and a number of storage

buildings. The site, which is fenced and gated, extends to approximately 0.087 hectares (0.21 acres).

Planning (1)

Planning consent was granted (Ref: 10/16805/FUL) on 4th August 2017 for a scheme to incorporate the existing retail accommodation and seven flats. A scheme demolishing the existing may offer more space subject to obtaining the appropriate consent. Full details are available in the legal pack.

VAT

VAT is NOT applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
113	Brandon Hire Ltd (t/a Plant Hire)	Ground Floor (Sales) 53.2 sq m (572 sq ft) Rear Storage & Workshops 339.0 sq m (3,650 sq ft) First Floor (Storage) 74.2 sq m (799 sq ft) Basement (WCs) 466.4 sq m (5,021 sq ft)	15 years from 01.05.2014 Rent review every 5th year Tenant break option at 5th and 10th year FR & I	£24,000 p.a.	Rent Review 2019
117	The Community Brain C.I.C. (t/a The Museum of Futures)	Ground Floor Shop (Sales) 34.1 sq m (367 sq ft) Ground Floor Shop (Storage) 30.8 sq m (331 sq ft) Total 64.9 sq m (698 sq ft)	5 years from 10.07.2015 Without rent review FR & I	£10,000 p.a.	Reversion 2020
115	London Cribs Ltd	First Floor Flat	18 months from 06.12.2017 FR & I	£13,800 p.a.	Reversion 2019
117A	London Cribs Ltd	First Floor Flat	18 months from 11.08.2017 FR & I	£15,000 p.a.	Reversion 2019

Total £62,800 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Milton Andreou, AK Law. Tel: 0208 280 0810 e-mail: milton@ak-law.co.uk

