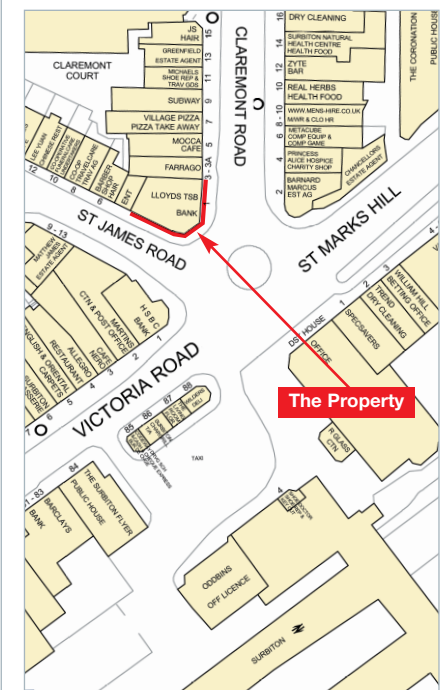


Surbiton **1 Claremont Road** **Surrey** **KT6 4QR**

- **Prominent Freehold Bank Investment**
- Entirely let to Lloyds TSB Bank plc on a lease expiring in 2021
- Affluent commuter town
- Opposite rail station
- Rent Review 2015
- No VAT applicable
- Current Rent Reserved
£48,000 pa⁽¹⁾

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Surbiton is a prosperous commuter town lying approximately 2 miles south-west of Kingston-upon-Thames and some 8 miles south-west of Central London. The town is within the Royal Borough of Kingston-upon-Thames and has a resident population of 147,000. Road communications are afforded by the A3 dual carriageway, which provides access to Wandsworth and London to the north and Guildford to the south. Surbiton Rail Station provides a direct rail service to London Waterloo with a journey time of approximately 21 minutes. The property, which is located within a Conservation Area, is situated in a prominent corner position at the roundabout junction of Claremont Road and St James Road, opposite the rail station. Occupiers close by include Waitrose, Specsavers, HSBC, Barclays, Clarks, NatWest and a number of local traders.

Description

The property is arranged on basement, ground and one upper floor to provide a ground floor banking hall with basement storage, strong room and ancillary staff accommodation. The first floor provides self-contained accommodation presently used as offices and which is accessed from Claremont Road and has been sub-let.

The property provides the following accommodation and dimensions:

Gross Frontage (2)	10.90 m	(35' 9")
Splay	3.90 m	(12' 9")
Return Frontage (St James Road)	13.50 m	(44' 4")
Shop & Built Depth (Max)	14.30 m	(46' 11")
Basement (3)	65 sq m	(700 sq ft)
First Floor (Sub-let)	102 sq m	(1,098 sq ft)

(2) Includes entrance to upper floor.

(3) Excludes plant rooms.

Tenancy

The entire property is at present let to LLOYDS TSB BANK PLC for a term of years expiring 23rd June 2021 at a current rent of £48,000 per annum, exclusive of rates. The lease provides for a rent review on 29th September 2015 and contains full repairing and insuring covenants.

(1) The lessee has the benefit of a twelve month rent free period commencing on 29th September 2010.

The Vendors, by way of a reduction in the purchase price, will make an allowance to the buyer of a sum equivalent to the rent which would have been due in the absence of the rent free period. We understand that the first floor has been sub-let at £18,500 per annum.

Tenant Information

Lloyds TSB Bank plc is ultimately owned by Lloyds Banking Group plc who operate from more than 3,000 branches across the UK. Website Address: www.lloydstsb.com

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

To be held on Thursday 2nd December 2010 by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure you enter **Lot 68 Surbiton**.