

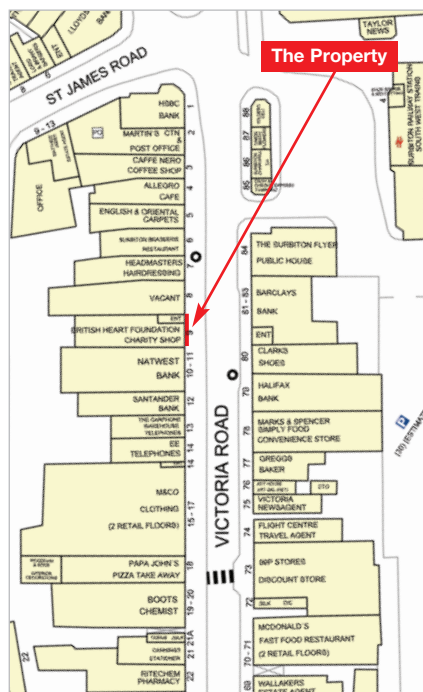
Surbiton

9/9A Victoria Road Surrey KT6 4JU

- **Freehold Shop and Residential Investment**
- Ground floor shop let to British Heart Foundation via a lease renewal until 2025 (no breaks)
- Includes 4 flats above, each let on an Assured Shorthold Tenancy
- Affluent London commuter suburb
- No VAT applicable
- Shop Rent Review 2020
- Total Current Rents Reserved

£77,200 pa

**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 from 17 minutes.

The property is situated on Victoria Road in the principal shopping area for the town, opposite Marks & Spencer and the Rail Station. Other occupiers close by include Starbucks, NatWest, EE, Santander, Caffé Nero and McDonald's.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop unit with basement storage together with 4 self-contained flats above (2 x one bedroom and 2 x two bedroom) which benefit from separate self-contained access from the front. The property benefits from a yard to the rear.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	British Heart Foundation (1)	Gross Frontage (inc ent) 7.7 m (25' 3") Net Frontage 4.55 m (14' 11") Shop Depth 10.6 m (34' 9") Built Depth 22.6 m (74' 2") Basement 44.5 sq m (479 sq ft)	10 years from 06.01.2015 (2) Rent review in the fifth year FR & I limited by a Schedule of Condition to the basement	£32,500 p.a.	Rent Review 2020
Flat A	Individual	First Floor Flat – Two Rooms, Kitchen, Bathroom	1 year from 04.08.2013	£10,200 p.a.	Holding over
Flat B	Two Individuals	First Floor Flat – Three Rooms, Kitchen, Bathroom	1 year from 09.11.2012	£12,600 p.a.	Holding over
Flat C	Two Individuals	Second Floor Flat – Two Rooms, Kitchen, Bathroom	1 year from 30.05.2014	£11,400 p.a.	Reversion 2015
Flat D	Individual	Second Floor Flat – Three Rooms, Kitchen, Bathroom	1 year from 29.07.2002	£10,500 p.a.	Holding over

(1) No. of branches: 735. Website address: www.bhf.org

(2) The previous British Heart Foundation lease was for a term of 20 years from 6th January 1995 at a rent of £28,175 p.a.

Total £77,200 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

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