

Surbiton

97/99 Maple Road
Surrey
KT6 4AW

- **Attractive Freehold Leisure and Residential Ground Rent Investment**
- Bar let on a lease expiring 2026 with 4 yearly rent reviews
- **Total Current Rents Reserved £33,000 pa ^{(1) (2)}**

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. Road communications are afforded by the A3 dual carriageway, which provides access to Wandsworth and London to the north and Guildford to the south. In addition, Surbiton Mainline, which is close by, provides regular rail services to London Waterloo (17 minutes fastest).

The property is situated fronting Maple Road forming part of a local parade of attractive shops and other restaurant and leisure users.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor bar/restaurant with a further bar, WCs and ancillary accommodation to the basement. There is an enclosed outdoor seating area to the rear. The upper floors provide four self-contained flats sold off on long leases.

VAT

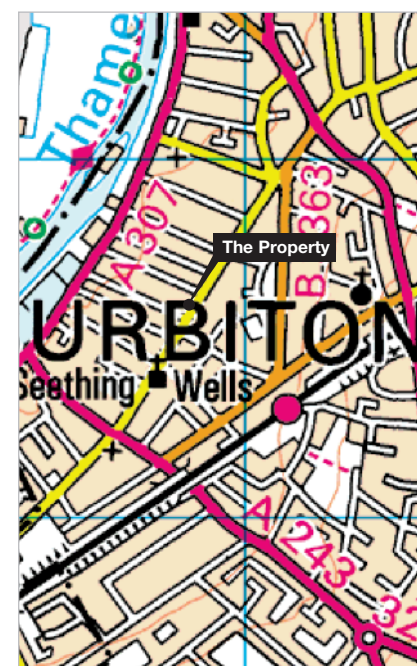
VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

Bar EPC Rating 96 Band D (Copy available on website).



No.	Present Lessee	Accommodation (GIA)		Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement and Ground Floor	B & J Hospitality Limited (Rent Deposit Held)	Gross Frontage	8.10 m	12 years from 25.06.2014 Rent review every 4th year FR & I (3)	£27,000 p.a. Rising from 25.06.2015 – £30,000 p.a. 25.06.2017 – £32,000 p.a. (1)	Rent Review 2018
		Net Frontage	7.60 m			
		Shop Depth	9.25 m			
		Built Depth	12.25 m			
		Basement	80.05 sq m			
		Ground Floor	78.20 sq m			
Flat 1	Individual	Flat		125 years from 05.04.2006 (3)	£250 p.a.	Reversion 2131
Flat 2	Individuals	Flat		99 years from 24.03.2004 (3)	£250 p.a.	Reversion 2103
Flat 3	Individual	Flat		125 years from 05.04.2006 (3)	£250 p.a.	Reversion 2131
Flat 4	Individual	Flat		99 years from 24.03.2006 (3)	£250 p.a.	Reversion 2105 (2)

- (1) The Vendor will "top up" the rent so that the purchaser effectively receives the difference between £30,000 pa and £32,000 pa from completion until 25th June 2017. This will be by way of a reduction in the purchase price.
 (2) The lessees have applied for a lease extension until 24th March 2193. Upon the granting of this extension the ground rent will reduce to a peppercorn.
 (3) The Leases provide for recovery of the cost of maintaining the external parts. Please see leases for detail.

Total £33,000 p.a. ^{(1) (2)}

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 Ms A Read, Coffin Mew LLP. Tel: 0238 048 3787 e-mail: amandaread@coffinmew.co.uk

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