



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 service to London Waterloo with journey times from 17 minutes.

The property is situated on the south side of Victoria Road, to the east of Brighton Road in the heart of the town centre. Surbiton Rail Station is within 0.2 miles distance.

Occupiers close by include Zizzi (adjacent), Sainsbury's supermarket (opposite), Cook Delicatessen, Superdrug, Nationwide Building Society, Paddy Power, Boots Opticians, Starbucks and Costa Coffee, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor estate agents office. The upper floors provide two self-contained flats which have been let on two long leases.

VAT

VAT is 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.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Foxtons Ltd (1)	Gross Frontage 6.85 m (22' 6") Net Frontage 5.65 m (18' 6") Return Frontage 3.46 m (11' 4") Ground Floor (2) 102.89 sq m (1,108 sq ft)	15 years from 29.07.2015 (3) Rent review every 5th year FR & I	£48,950 p.a.	Rent Review 2020
First	Individual	First Floor Flat (no access)	125 years from 29.09.2015	£350 p.a.	Rent rises to £700 p.a. in 2040
Second	Individual	Second Floor Flat (no access)	125 years from 29.09.2015	£350 p.a.	Rent rises to £700 p.a. in 2040

Total £49,650 p.a.

(1) No. of Branches: 67 estate agents. Website Address: www.foxtons.co.uk
For the year ended 31st December 2015, Foxtons Ltd reported a turnover of £141.537m, a pre-tax profit of £40.662m, shareholders' funds of £14.785m and a net worth of £14.283m. (Source: Experian 20.09.2017.)
(2) Not inspected by Allsop. Areas taken from www.voa.gov.uk. Not inspected by Allsop.
(3) Tenant break option in 10th year

Surbiton
37 Victoria Road
Surrey
KT6 4JL

- Well Located Freehold Estate Agents and Residential Ground Rent Investment
- Town centre location opposite Sainsbury's supermarket and multi-storey public car park
- Let to Foxtons Ltd until 2030 (3)
- Surbiton Rail Station within 0.2 miles
- Shop Rent Review 2020
- Total Current Rents Reserved **£49,650 pa**

