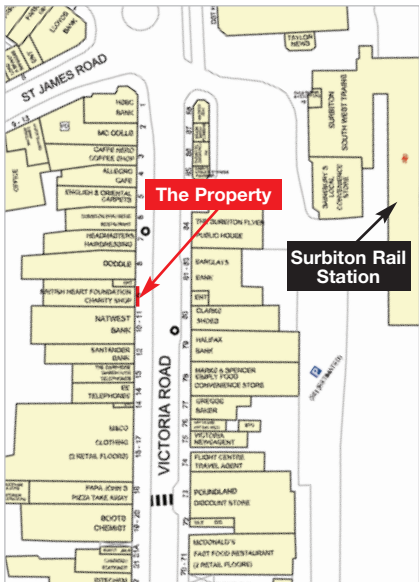


# **Surbiton** **Ground Floor and** **Basement** **9 Victoria Road** **Surrey** **KT6 4JU**

- **Virtual Freehold Shop Investment**
- Let to British Heart Foundation until 2025 (no breaks)
- Well located within an affluent London commuter suburb, a short distance from Surbiton Rail Station
- No VAT applicable
- Rent Review 2020
- Total Current Rents Reserved  
**£32,500 pa**

**SIX WEEK COMPLETION AVAILABLE**



## **Tenure**

Virtual Freehold. To be held on a 999 year lease from the date of completion at a peppercorn ground rent.

## **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 Victoria Road in the principal shopping area for the town, opposite Marks & Spencer and the Rail Station. Other occupiers close by include NatWest (adjacent), Barclays, Halifax, Boots Chemist, M&Co, Starbucks and HSBC.

## **Description**

The property is arranged on basement and ground floor only to provide a ground floor shop unit with basement storage. There is a small yard to the rear. The property forms part of a larger building, the remainder of which is not included within the property to be sold.

The property provides the following accommodation and dimensions:

<b>Gross Frontage (inc. entrance)</b>	<b>7.70 m</b>	<b>(25' 3")</b>
<b>Net Frontage</b>	<b>4.55 m</b>	<b>(11' 11")</b>
<b>Shop Depth</b>	<b>10.60 m</b>	<b>(34' 9")</b>
<b>Built Depth</b>	<b>22.60 m</b>	<b>(74' 2")</b>
<b>Basement</b>	<b>44.50 sq m</b>	<b>(479 sq ft)</b>

## **Tenancy**

The property is at present let to THE BRITISH HEART FOUNDATION for a term of 10 years from 6th January 2015 at a current rent of £32,500 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants limited by a schedule of condition to the basement.

## **Tenant Information**

No. of Branches: 500+.

Website Address: [bhf.org.uk](http://bhf.org.uk)

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.

## **VAT**

VAT is not applicable to this lot.

## **Documents**

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

## **Energy Performance Certificate**

EPC Rating 80 Band D (Copy available on website).

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** Jaymini Ghelani, Axiom Stone. Tel: 0208 422 1181 e-mail: [jg@axiomstone.co.uk](mailto:jg@axiomstone.co.uk)