



Tenure

Freehold.

Location

Surbiton is a prosperous South West London commuter town lying 2 miles south-west of Kingston upon Thames and about 9 miles south-west of Central London. The town enjoys excellent communications being on the A3, which links to Central London, Guildford and the M25. Surbiton Rail Station on Victoria Road provides a rapid service to London Waterloo (17 minutes).

The property is situated on the north side of Victoria Road (B3370), which is the principal retail thoroughfare of this busy town, some 150m from Surbiton Rail Station.

Occupiers close by include Rush Hairdressers (adjacent), McDonald's (opposite), Boots, Papa John's, Poundland, Sainsbury's and M&Co, amongst many others.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop presently trading as a pharmacy with basement storage, and two self-contained flats above approached from a separate front entrance.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
22	Ritechem Pharmacy Limited	Gross Frontage 4.90 m Net Frontage 4.40 m Shop Depth 29.05 m Built Depth 32.05 m Basement 44.00 sq m (16' 1") (14' 5") (95' 4") (105' 2") (474 sq ft)	30 years from 29.09.2007 (1) Rent review every 5th year FR & I	£58,000 p.a.	Reversion 2037
22A	Individual(s)	First Floor Flat – Bedroom, Living Room/Kitchen, Bathroom/WC (2)	12 month Assured Shorthold Tenancy from 25.08.2017	£14,160 p.a.	Periodic Tenancy on 2 months' notice
22B	Individual(s)	Second Floor Flat – Bedroom, Study, Living Room/Kitchen, Bathroom/WC (2)	12 month Assured Shorthold Tenancy from 12.02.2018	£14,400 p.a.	–

(1) By way of lease and reversionary lease.
(2) Not inspected by Allsop.

Total £86,560 p.a.

Surbiton

**22, 22A & 22B Victoria Road
Surrey
KT6 4JZ**

- **Attractive Freehold Shop and Residential Investment**
- Well located in an affluent commuter town
- Some 150m from Surbiton Rail Station
- Comprises a shop and two self-contained flats let on Assured Shorthold Tenancies
- Shop let until 2037 (no breaks)
- Total Current Rents Reserved
£86,560 pa

**SIX WEEK COMPLETION
AVAILABLE**

