

26 & 27 VICTORIA ROAD
Surbiton KT6 4JZ



AN ATTRACTIVE ,LONG LEASEHOLD, HIGH STREET RETAIL INVESTMENT OPPORTUNITY

LOCATION

Surbiton is a suburban neighbourhood located in the Royal Brough of Kingston-Upon-Thames in southwest London. It lies approximately 11 miles (18 kilometres) southwest of Central London. Surbiton benefits from its strategic location, offering excellent road and rail connection for commuting to London and other locations.



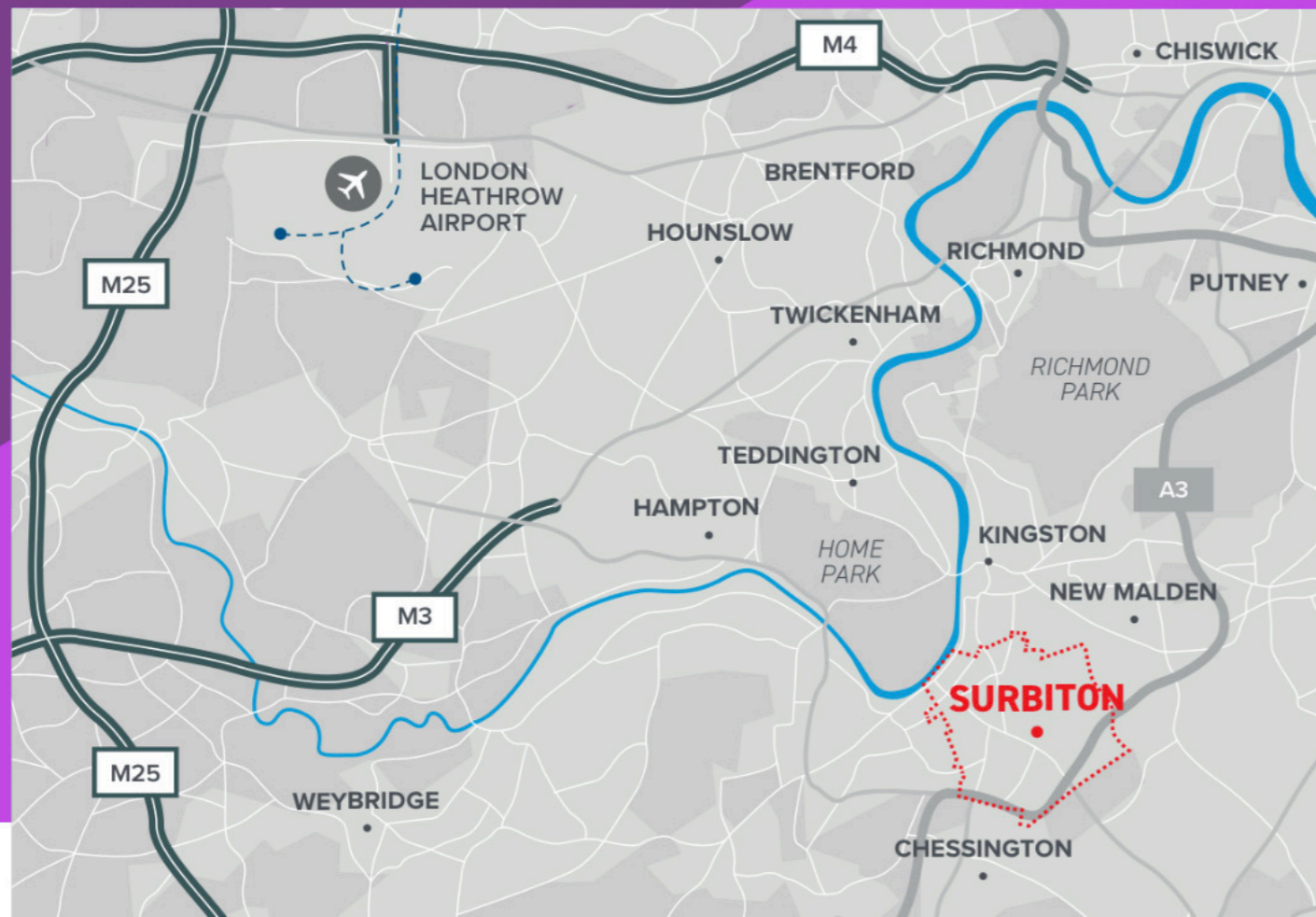
The main road serving Surbiton is the A3, which connects Central London to the North and Guildford to the south. The A240 runs through Surbiton and provides a connection to Kingston-Upon-Thames, while the A307 connects Surbiton to nearby Hampton and Richmond. The M25 motorway, one of the main orbital routes around London, is also easily accessible from Surbiton.



Surbiton is served by South Western Railway and offers frequent services to various destinations. The station is on the South Western Main Line, providing frequent and direct trains to London Waterloo Station in 16 minutes, which is one of London's major transport hubs.



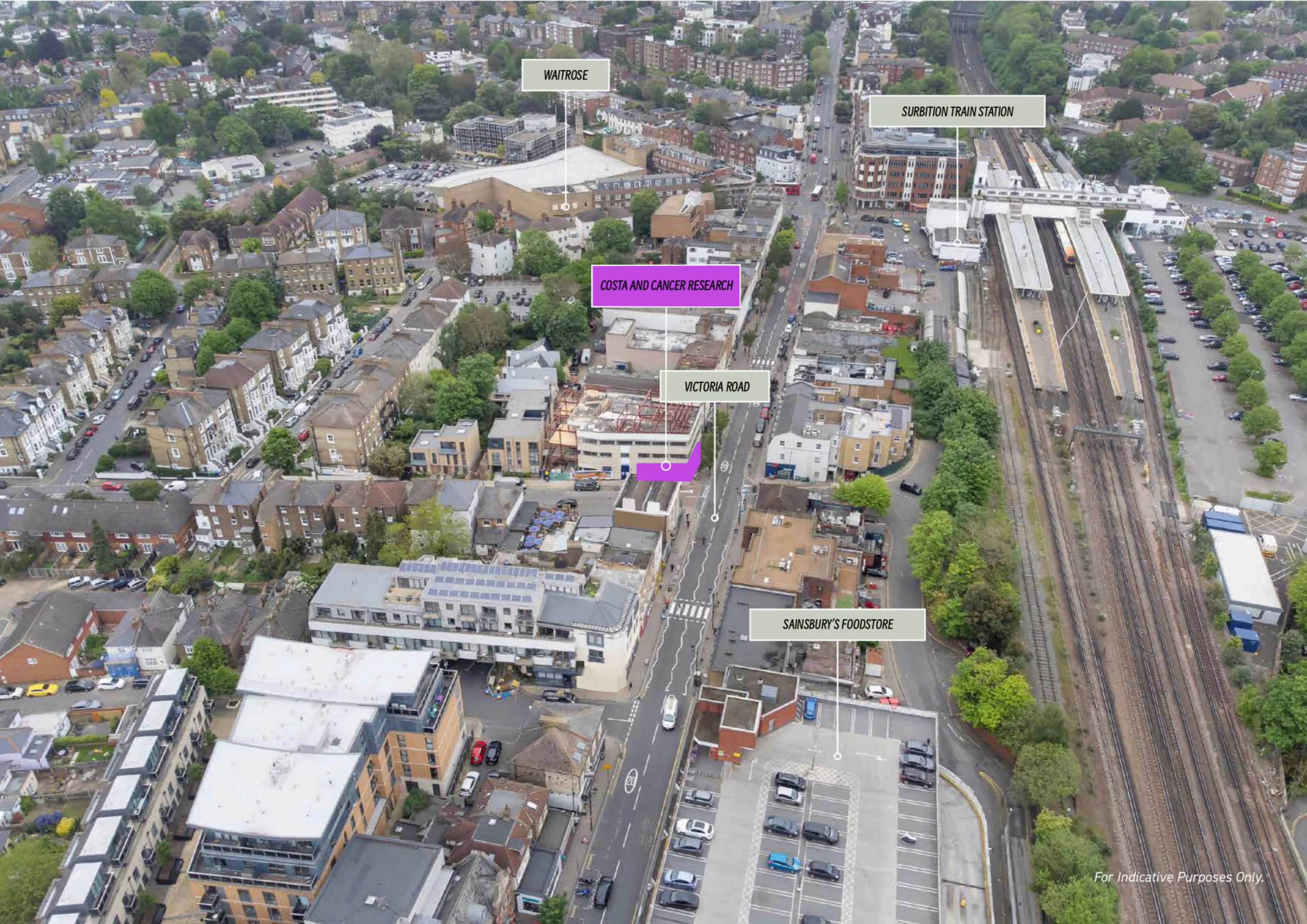
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DEMOGRAPHICS & LOCAL ECONOMY

Surbiton has an urban area population of 39,000. The Surbiton (Kingston-Upon-Thames) area is affluent and has a significantly higher than average number of working adults in the most affluent AB social grouping and is under-represented in the least affluent DE grouping.





WAITROSE

SUBBITION TRAIN STATION

COSTA AND CANCER RESEARCH

VICTORIA ROAD

SAINSBURY'S FOODSTORE

For Indicative Purposes Only.

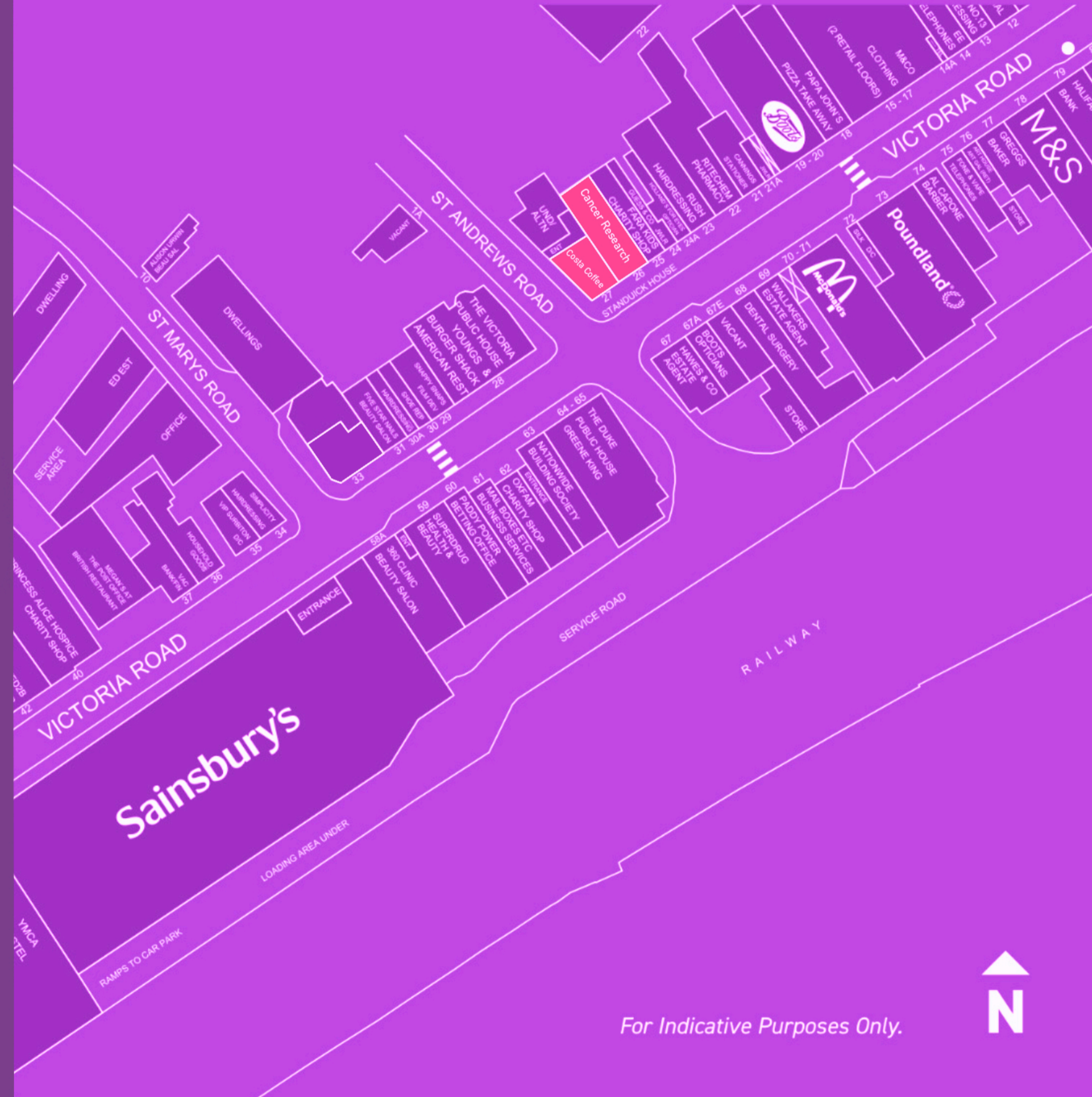
RETAILING IN SURBITON

Surbiton boasts a dynamic and diverse retail landscape, the heart of its shopping district, Victoria Road, combines traditional charm with contemporary offerings. National retailers like Sainsbury, Waitrose, and Marks & Spencer, cater to the diverse needs of residents and visitors alike. Surbiton's strategic proximity to London makes it an attractive destination for occupiers seeking distinctive and well-connected retail spaces.



SITUATION

The property comprises the virtual freehold interest of the ground and basement floors of both No 26 and No 27 providing for retail space on the ground floor with ancillary space in the basements. The upper parts are currently being redeveloped to provide for eight apartments accessed via St Andrews Road.



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ACCOMODATION

		Area Sq ft	Area Sq m
No 26.	Ground Floor	1,571	146
	Basement	1,270	188
	Total:	2,841	264
No 27.	Ground Floor	979	91
	Basement	592	55
	Total:	1,571	146

TENURE

Long Leasehold of 999 years at a peppercorn.

TENANT

	Lease Start	Lease Expiry	Rent
No 26 Cancer Research UK.	23.09.2015	23.09.2025	£ 52,000 pax
No 27 Costa Limited	04.12.2015	04.12.2025	£ 50,600 pax

CURRENT INCOME PAX

Current passing rent of £ 102,600 pax

TENANTS COVENANT

Cancer Research UK : Company No : 4325234

Costa limited: Company No : 01270695

Further Information

VAT

The property has been elected for VAT and the sale will likely be treated as a Transfer of a Going Concern.

EPC

EPC available upon request.

ANTI MONEY LAUNDERING

To comply with anti-money laundering legislation, the preferred purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

PROPOSAL

We are instructed to quote a price of £ 1,350,000 (One million Three Hundred and Fifty Thousand Pounds) Subject to Contract and exclusive of VAT, reflecting a Net Initial Yield of 7%, allowing for normal purchasers costs.

FURTHER DETAILS

For further information please contact:

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**Houston
Lawrence**