

FOR SALE

SNELLER COMMERCIAL

CHARTERED SURVEYORS

186 SQ. M (2,002 SQ. FT) NIA APPROX.

44 VICTORIA ROAD, SURBITON, SURREY KT6 4JL



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT**

www.snellers.com

020 8977 2204

- **FREEHOLD INVESTMENT OPPORTUNITY**
- **TENANTED GROUND FLOOR RETAIL**
- **VACANT FIRST FLOOR MAISONETTE**
- **FRI LEASE UNTIL 19/11/2039**
- **CURRENTLY GENERATING £32,000 PA**
- **OUTSTANDING RENT REVIEW 2021**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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LOCATION

The property is located in Surbiton town centre close to the junction of Victoria Road with Brighton Road within a secondary retail parade but close to the prime pitch where several national multiples are represented including J Sainsbury, Superdrug and McDonalds, alongside a number of independent retailers. Kingston upon Thames is the principal retail and commercial centre in the area located about two miles to the north. The River Thames is within a few minutes' walk of the property.

DESCRIPTION

A Victorian semi-detached property consisting of a restaurant on the ground floor and a vacant maisonette above which has a self-contained access to the rear via a shared passageway to the side of No. 43 adjacent.

The ground floor retail unit currently trades as a restaurant and fronts on to Victoria Road.

ACCOMMODATION

The property has an approximate net Internal Floor area of:-

Retail 107 sq. m (1,155 sq. ft).

Maisonette 79.10 sq. m (851 sq. ft)

TENURE

Freehold with vacant possession.

PRICE

£740,000

NO VAT IS APPLICABLE

INCOME

The ground floor is generating £32,000 per annum on a 20 year Lease commencing 20th November 2019.

There are no breaks and there is an outstanding rent review dated 15th October 2021 and every 5th year thereafter.

BUSINESS RATES

2017 Rateable Value: £23,750

For confirmation of rates payable, please contact the business rates department of The London Borough of Kingston upon Thames.

ENERGY PERFORMANCE RATING

Energy Rating: D (86)

VIEWING

Strictly by appointment through Sole Agents.

Antony Rapley
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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