

Surbiton – 128/128A Tolworth Broadway, Surrey KT6 7HT
Freehold Retail & Residential Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



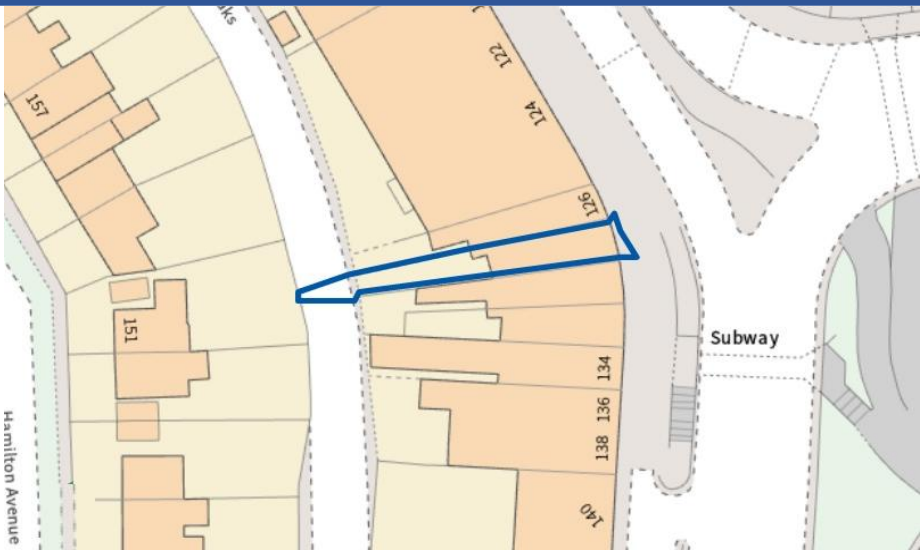
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Investment Consideration:

- Purchase Price: £720,000
- Gross Initial Yield: 6.18%
- Rental Income: £44,500 p.a.
- VAT is NOT applicable to this property
- Retail shop let until 2039. No breaks. Rent reviews in 2029 and 2034.
- Comprises ground floor shop and 3-bedroom maisonette at first and second floor
- Property benefits from vehicular access at rear and 2 car parking spaces
- Situated within short walk to Tolworth train station and opposite M&S Foodhall, with nearby occupiers including Domino`s Pizza and Poundland, amongst others



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 128 (Ground Floor)	Nail Salon: 71 sq m (764 sq ft) Retail Area, Storage, WC	Individual (with guarantor)	15 Years from 11 October 2024	£17,500	Note 1: FRI Note 2: No breaks Note 3: Rent review every fifth year open market upward only Note 4: Deposit held of £8,750 (6 months)
No. 128A (First/Second Floor)	Maisonette: 67 sq m (721 sq ft) 4 Rooms, Reception, Kitchen, Bathroom/WC	Omnia Housing Ltd	6 Years from 9 August 2026	£27,000	Note 1: Guaranteed Rent Agreement
Total				£44,500	

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Property Description:

The property comprises ground floor shop, currently operating as a nail salon and 3-bedroom maisonette arranged over first and second floor. The property benefits from 2 parking spaces at rear.

The property provides the following accommodation and dimensions:

Ground Floor: Nail Salon 71 sq m (764 sq ft)

Retail Area, Storage, WC

First/Second Floor: Maisonette 67 sq m (721 sq ft)

4 Rooms, Reception, Kitchen, Bathroom/WC

Total area size: 138 sq m (1,485 sq ft)

Tenancy:

The ground floor shop is at present let to an Individual (with guarantor) for a term of 15 years from 11th October 2024 at a current rent of £17,500 per annum and the lease contains full repairing and insuring covenants. Rent review every fifth year open market upward only. No break clause. Deposit held of £8,750 (6 months).

The first and second floor maisonette is let to Omnia Housing Ltd on a Guaranteed Rent Agreement for a term of 6 Years from 9 August 2026 at current rent of £27,000 per annum.



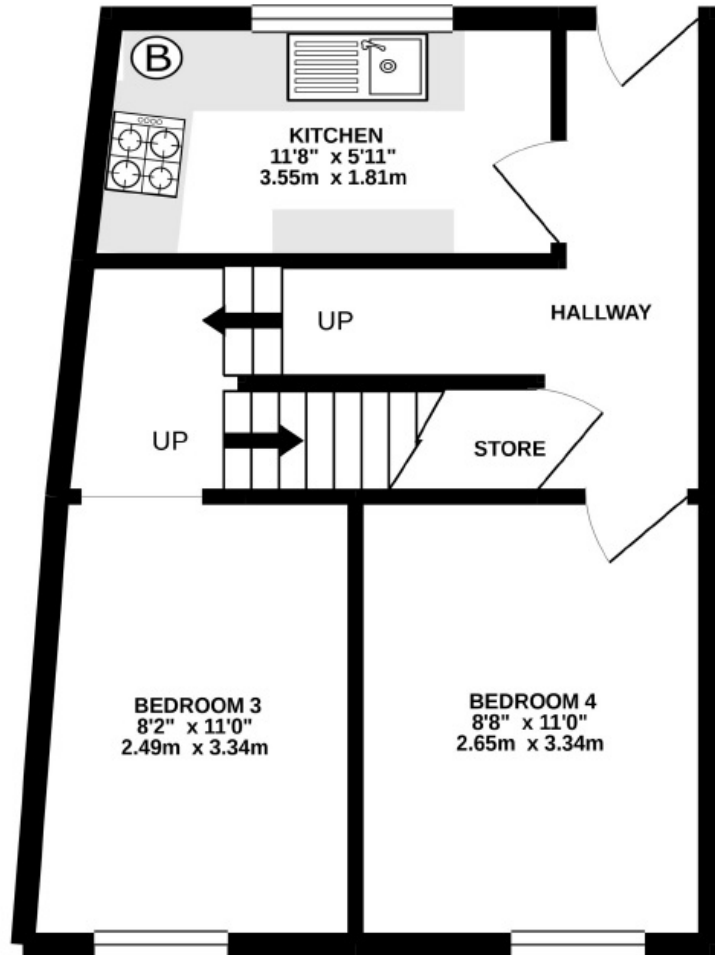


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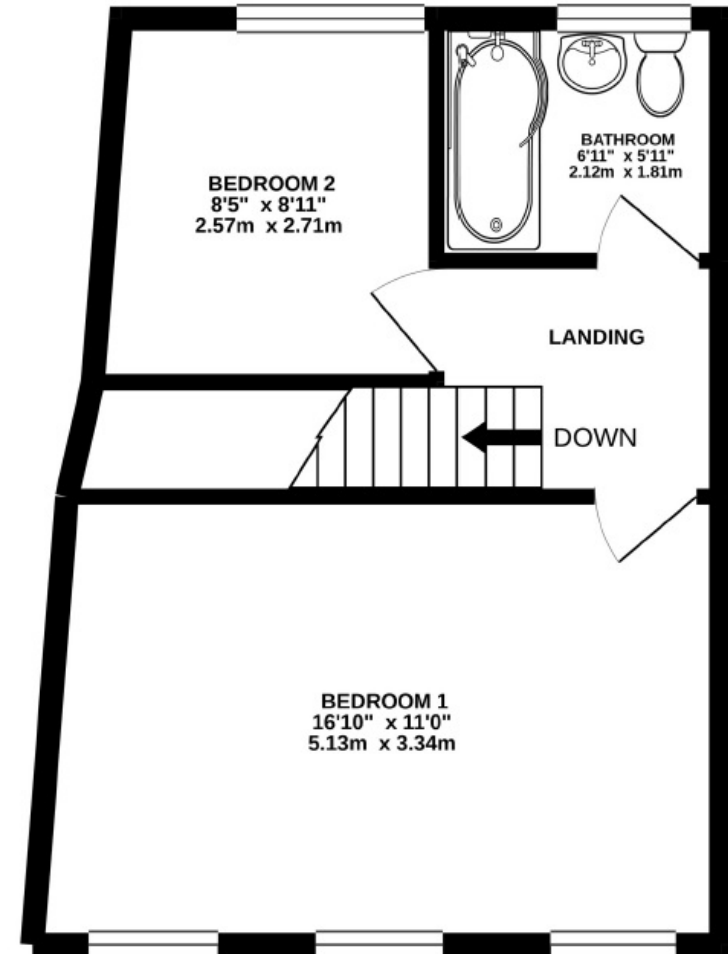
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FIRST FLOOR
360 sq.ft. (33.4 sq.m.) approx.

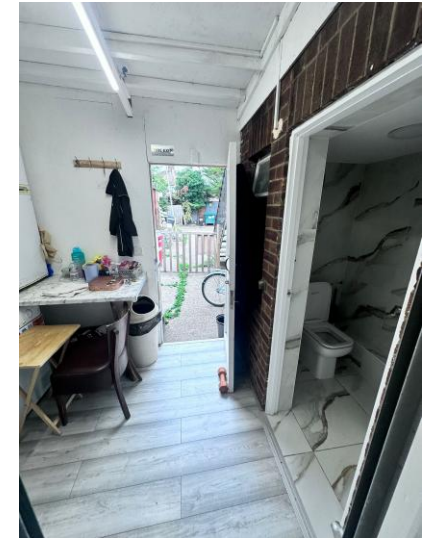
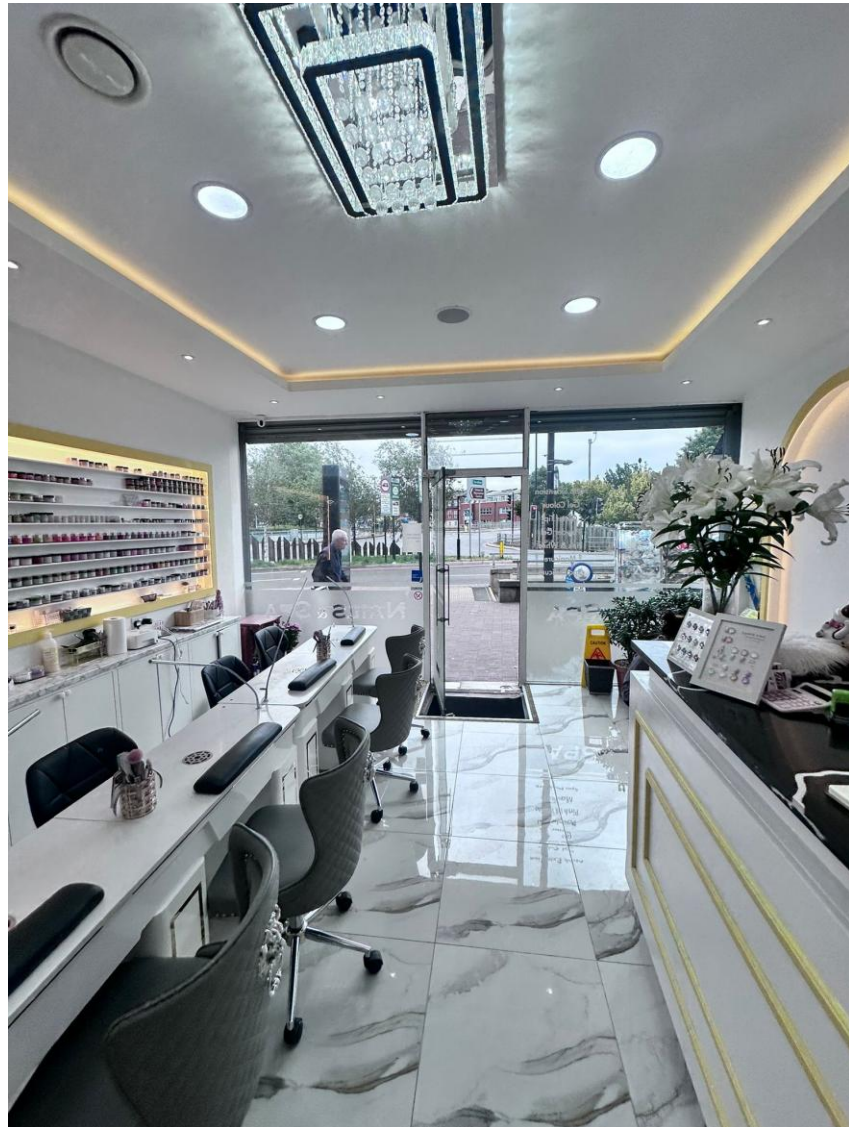


SECOND FLOOR
358 sq.ft. (33.2 sq.m.) approx.



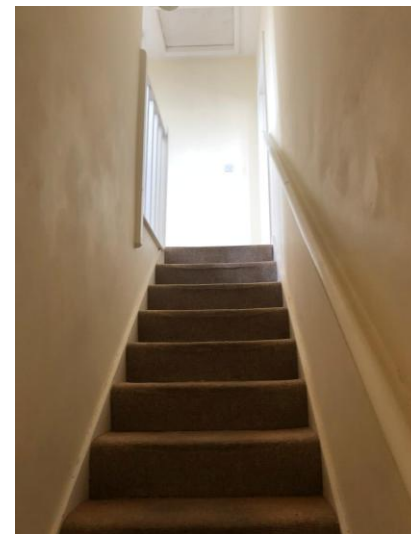
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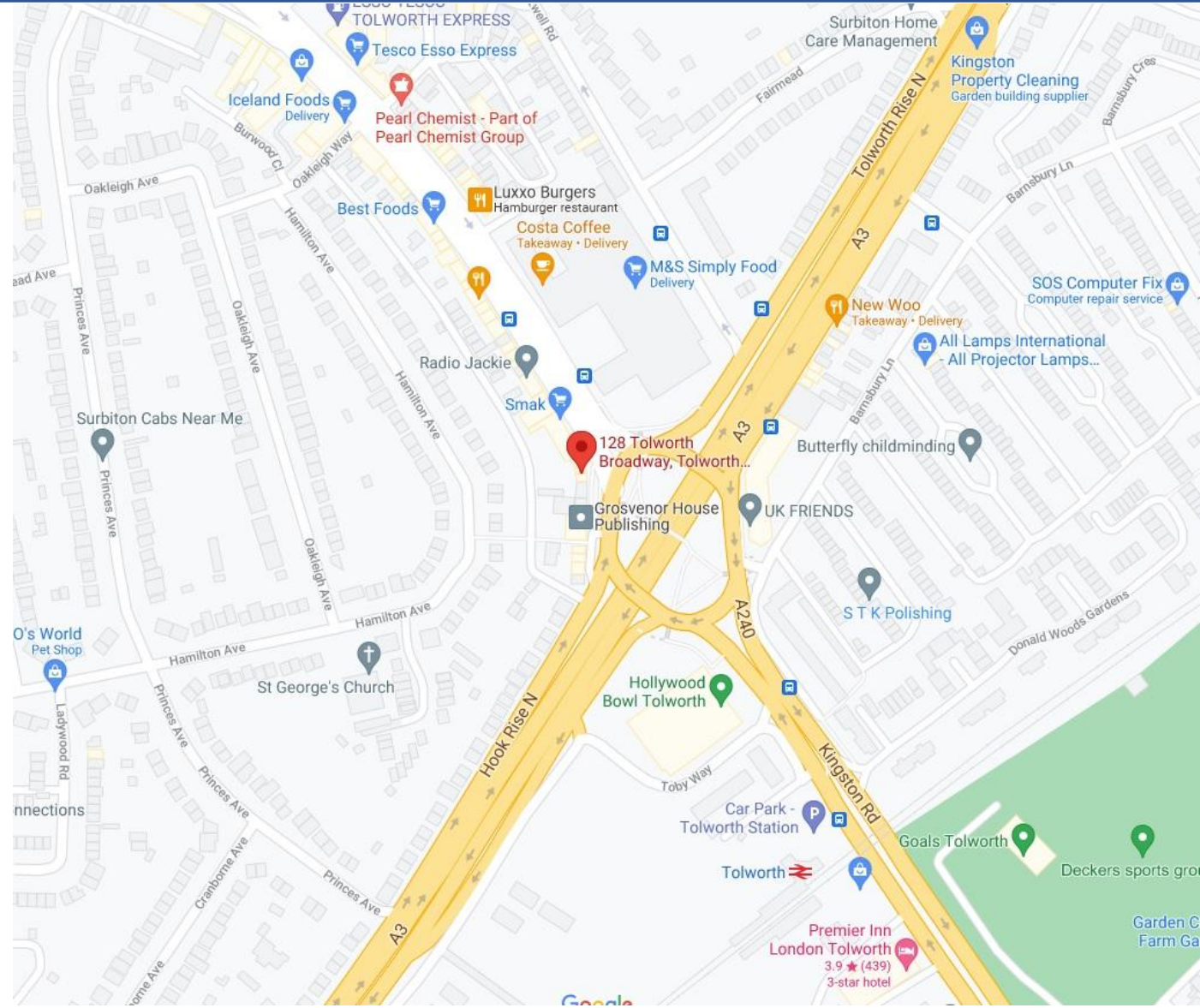
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Location:

Surbiton is a suburban neighbourhood of south-western Greater London, within the Royal Borough of Kingston upon Thames. It is situated next to the River Thames, 11 miles (18 km) southwest of Charing Cross. Surbiton is served by a number of regular bus services. Transport for London bus routes 71, 281, 406, 41, 465, K1, K2, K3, and K4. Railways have served the town since it was founded. Surbiton and Berrylands stations are both served by South Western Railway services. It provides rail links to London Waterloo, Surrey and Hampshire. The property is located within short walk to Tolworth train station and opposite M&S Foodhall with nearby occupiers including Domino's Pizza and Poundland, amongst others.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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