

GREATER LONDON TOWN CENTRE RETAIL & RESIDENTIAL INVESTMENT

**FOR SALE
FREEHOLD**



4 & 5 VICTORIA ROAD, SURBITON, SURREY KT6 4JU



INVESTMENT SUMMARY

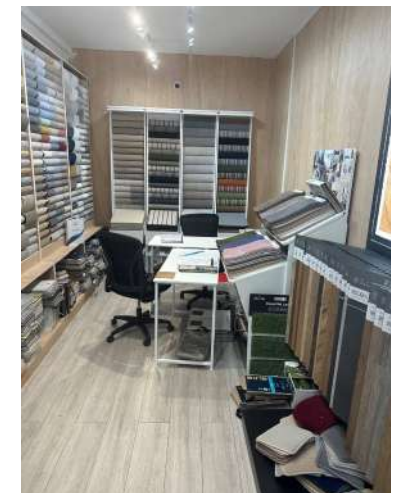
- ◆ Surbiton is an affluent and popular commuter town situated some 12 miles south west from Central London.
- ◆ The properties are situated in a prime pitch some 50 metres from Surbiton mainline station with a journey time of 18 minutes to London Waterloo.
- ◆ The properties are within the Surbiton Town Centre Conservation Area and are also Grade 2 listed.
- ◆ A 4 storey property comprising 2 self contained retail units (one with a basement, let on long leases and 4 self contained studio flats at upper levels, all let on ASTs).
- ◆ Approximately **4,868 sq ft commercial** and **2,177 sq ft residential**.
- ◆ Total current rental income **£146,580 per annum** (73% commercial / 27% ASTs).
- ◆ Fixed rental increase on the **5 Victoria Road retail unit rent** in August 2027 to **£62,500 per annum**.
- ◆ Potential to increase the total income to **£165,650 per annum**.
- ◆ **Freehold**.
- ◆ We are advised that the properties are not elected for VAT.

PROPOSAL

We are instructed to seek offers in excess of **£1,575,000 (One Million Five Hundred and Seventy-Five Thousand Pounds)**, subject to contract and exclusive of VAT.



4 Victoria Road - Restaurant



5 Victoria Road - Hardware Shop



LOCATION & SITUATION

The properties are situated in Victoria Road, the main retail centre in Surbiton and occupy a prominent pitch virtually opposite Surbiton mainline railway station.

Surbiton is an established and affluent location, situated some 10 miles from Central London and 1.5 miles from Kingston town centre.

There are excellent communication links into Central London with Surbiton mainline railway station offering a fast and frequent rail service to London Waterloo in approximately 18 minutes. The town is also well serviced by an extensive bus network and road connections via the A3.

The immediate surrounding area is characterised by a strong mix of national and independent retailers, restaurants, cafes and leisure operators. Notable nearby occupiers include **Gail's**, **Caffè Nero**, **Waitrose** main store, **M&S Simply Food**, **Holland & Barrett**, **The Gym Group**, **Boots**, **Megan's** and a **Sainsbury's** supermarket.

DESCRIPTION

A 4 storey property comprising 2 self contained retail units (one with a basement) and 4 self contained studio flats on first and second floor levels, approached by an entrance in St James's Road, an adjoining road.

- ◆ **4 Victoria Road:** A restaurant let to Nesti Kolovos t/a Allegro who hold a 15 year FRI lease from 29th September 2024. The tenant has been trading from these premises for some 17 years.
- ◆ **5 Victoria Road:** A retail unit let to Surbiton Hardware Ltd who hold a 15 year FRI lease (with a tenant break at the 10th year) from 4th August 2025.
- ◆ **4A, 4B, 5A & 5B Victoria Road:** 4 self contained studio flats on first and second floor levels, approached by an entrance in St James's Road. All tenancies are on ASTs with occupancy restricted to one tenant. Each flat is equipped with mains gas and water with each having access to a shared flat roof.



4 & 5 VICTORIA ROAD

COMMUNICATIONS



| | |
|------------------|---------|
| London Waterloo | 18 mins |
| Clapham Junction | 15 mins |
| Wimbledon | 7 mins |
| Woking | 15 mins |
| Guildford | 33 mins |



| | |
|----------------|------------|
| Kingston | 1.5 miles |
| A3 | 1.75 miles |
| M3 | 7 miles |
| M25 | 11 miles |
| Central London | 12 miles |



| | |
|------------------|----------|
| Heathrow Airport | 13 miles |
| Gatwick Airport | 26 miles |





ACCOMMODATION AND TENANCIES

| COMMERCIAL PROPERTY | ACCOMMODATION | SIZE SQ FT (SQ M) APPROX. | TENANT | TERM | RENT PER ANNUM (ZONE A £ PSF) | NOTES |
|-------------------------|---------------|--|-----------------------|---------------------------------|---|---|
| 4 Victoria Road | A3 / Class E | 1,230 (115.0) ITZA 663 | Nesti Kolovos | 15 years from 29 September 2024 | £48,000 (£72.40) psf | RR 2029 / 34. EPC: B 44. |
| 5 Victoria Road | A1 / Class E | GF: 1,398 (129.9) B: 2,240 (208.20) ITZA 687 | Surbiton Hardware Ltd | 15 years from 4 August 2025 | £58,500 rising to £62,500 on 4 February 2028 (977.00 rising to 82.82) | RR: 2030 / 35. EPC: C 54. Basement valued at £5,600 pa (£2.50 psf). |
| TOTAL COMMERCIAL | — | 4,868 (452.00) | — | — | 106,500 | — |

| RESIDENTIAL PROPERTY | FLOOR | SIZE SQ FT (SQ M) APPROX. | ACCOMMODATION | AST | RENT PER ANNUM (PCM) | NOTES |
|--------------------------|--------|---------------------------|---------------|-----|----------------------|---------|
| 4A Victoria Road | Second | 596 (55.41) | Studio Flat | Yes | £9,900 (£825) | E 42. |
| 4B Victoria Road | First | 600 (55.77) | Studio Flat | Yes | £8,100 (£675) | E 52. |
| 5A Victoria Road | Second | 493 (45.85) | Studio Flat | Yes | £11,340 (£945) | E 45. |
| 5B Victoria Road | First | 488 (45.33) | Studio Flat | Yes | £10,740 (£895) | E 42. |
| TOTAL RESIDENTIAL | -- | 2,177 (202.24) | -- | -- | £40,080 | -- |
| TOTAL | -- | 7,045 (645.90) | -- | -- | £146,580 | -- |

ESTIMATED RENTAL VALUES

COMMERCIAL

The retail market in Surbiton is active with a strong tenant demand but currently little to no new available units in the town.

Zone A rents in this prime part of Surbiton vary between £78 - £85 per sq ft. Based on the letting of no. 5 to Surbiton Hardware with a fixed Zone A increase to £82.82 per sq ft and a January 2025 rent review settlement at no. 6 reflecting £84.68 per sq ft, we consider that a Zone A rent at £83 per sq ft would now apply to 4 & 5 Victoria Road.

RESIDENTIAL

Surbiton has a strong residential letting market and we consider the 4 flats have potential for the rent to be increased in total to £4,000 per calendar month.

Based on the above, the ERVs are as follows:-

| | |
|------------------|-------------------|
| Residential | £ 48,000 pa |
| Commercial | £117,650 pa |
| TOTAL ERV | £165,650pa |

FLOOR PLANS

Floor plans for the flats and commercial are available upon request.



FURTHER INFORMATION

VAT

We are advised that the properties are not elected for VAT.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering (AML) regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds used to acquire the property and satisfy all regulatory requirements for identification purposes.

PROPOSAL

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4 Victoria Road - Restaurant



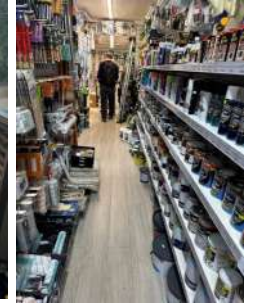
5 Victoria Road - Hardware Shop



4 Victoria Road - Restaurant



5 Victoria Road - Hardware Shop



VIEWINGS

Inspections of the property are strictly by prior appointment only via Cattaneo Commercial Limited as the sole agent. Details of viewing days will be arranged with dates and times available upon request. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

CONTACTS

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