

Bridge Garage, Upper Brighton Road, Surbiton KT6 6JS

Freehold Development Opportunity

For Further Information please contact a Highfield member:

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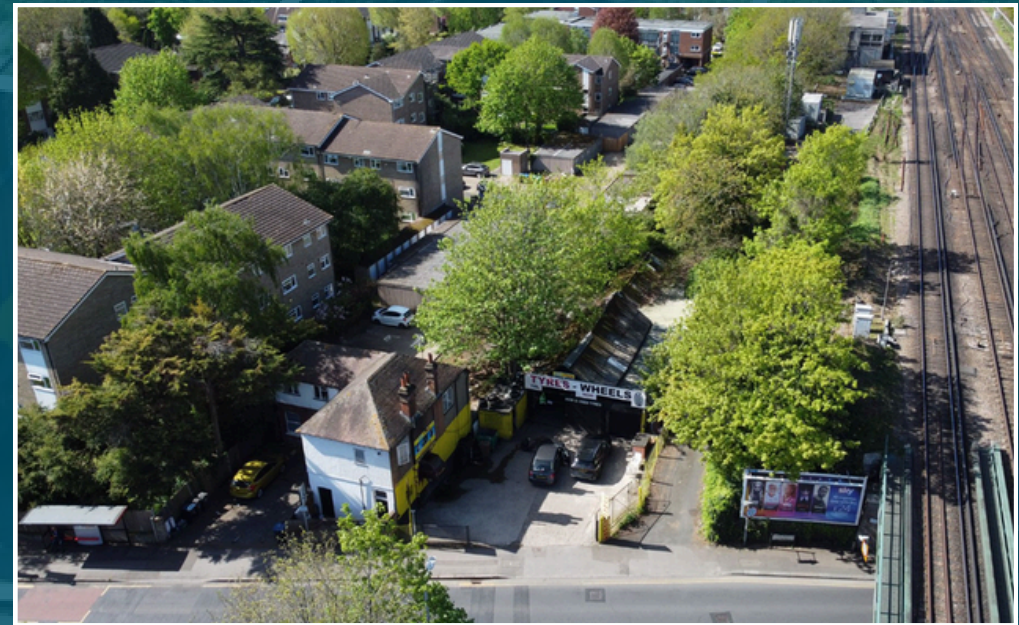
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Summary

- **This opportunity offers strong development potential for residential or mixed-use schemes.**
- **The existing property comprises a car garage and three flats (1 x 1-bed and 2 x 2-beds).**
- **Located within walking distance of Surbiton Railway Station and High Street.**
- **Situated in a high-demand area with strong resale prospects.**
- **Currently generates £60,000 per annum in rental income.**
- **Guide price: Offers in Excess of £1,250,000 for the freehold interest.**



Description

The property comprises a mixed-use site featuring an existing MOT garage and adjoining residential accommodation. The garage, currently let to You Autos LTD on a flexible lease, offering the potential for vacant possession and falls within light industrial (B1) use class. The total area extends to approximately 4,094 sq ft, including the front forecourt area.

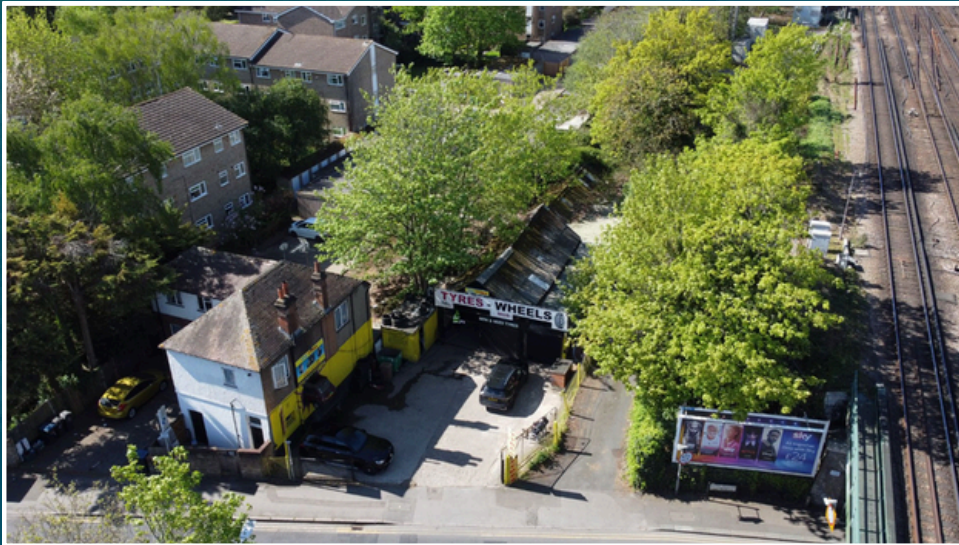
Adjacent to the commercial unit is a residential building arranged as three flats, all let on short-term tenancies, providing flexibility for future asset management. The residential element totals approximately 1,624 sq ft (GIA) and is currently producing circa £40,000 per annum, with scope for additional uplift as the units are under-let and rents have not been reviewed in recent years. The commercial unit currently produces £21,000 per annum, please note this part is also under-let, and the ERV is closer to £40,000 per annum. Also note that 30% of the site is currently used by the owner, and isn't utilised fully. The total combined income currently provides £61,392 per annum.

The property is held under two separate titles (SGL417018 and SGL36194), and there is no relevant planning history on the site. The location supports values in the region of £550–£600 per sq ft, presenting a strong opportunity for income enhancement or redevelopment, subject to the necessary consents.

Proposed Schedule of Accommodation

Units	Beds	Type	GIA (m2)	GIA (sqft)	Income
1	2	Flat	56	603	£14,580
2	2	Flat	46	516	£14,580
3	1	Flat	48	506	£11,232
4	MOT Garage		380	4,094	£21,000
Total			531	5,718	£61,392

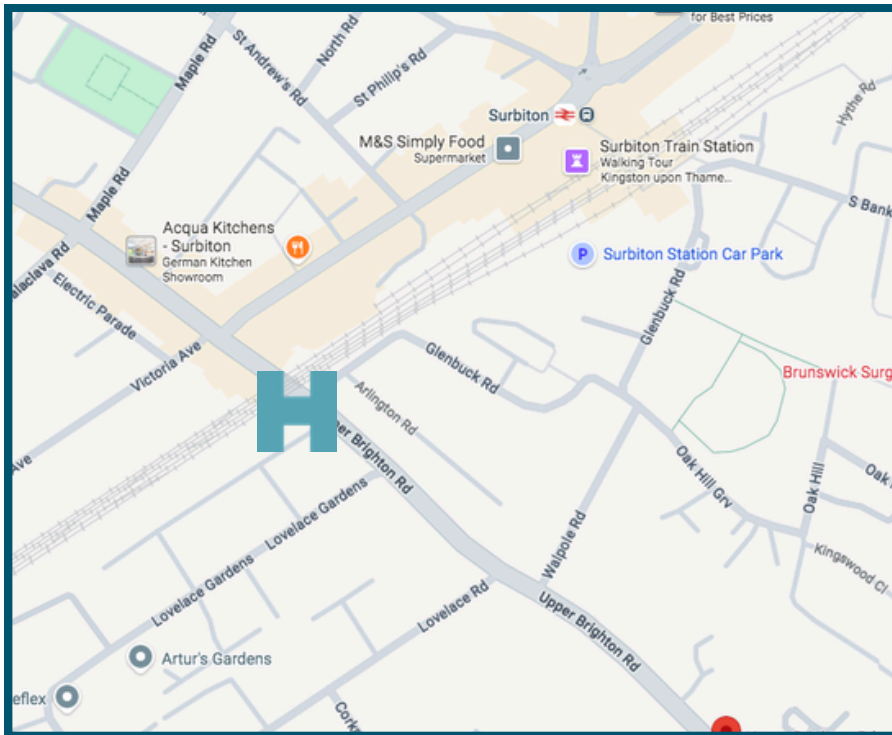
Photos



Location

Situated on Upper Brighton Road in the highly desirable area of Surbiton, the site benefits from an excellent balance of suburban tranquillity and ideal connectivity.

Surbiton Town Centre is just a short distance away, offering a vibrant selection of shops, cafés, restaurants, and everyday conveniences, as well as larger supermarkets and leisure facilities.



For commuters, Surbiton railway station provides fast and frequent direct services into London Waterloo, making this an ideal location for professionals.

The area is also well served by local bus routes, offering easy access to Kingston upon Thames, Tolworth, and surrounding neighbourhoods.

The property is conveniently positioned for road users, with straightforward access to the A3, connecting to Central London and the wider motorway network including the M25. This makes travel by car both efficient and flexible.

Terms

Highfield are inviting unconditional offers in excess of £1,250,000 for the freehold interest.

Tenure

Freehold.

Financial Contributions

We understand that CIL and S106 charges are not applicable.

VAT

We have been advised that VAT is not applicable to this transaction.

Access

Access to the site is available by prior appointment. Please call a member of the Highfield team to arrange.

Further Information

Please contact a member of the Highfield team for further information. Pictures, floorplans and lease agreements are available on request.



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