

THE FRENCH TABLE

85 MAPLE ROAD, SURBITON KT6 4AW



ATTRACTIVE RESTAURANT INVESTMENT WITH FUTURE DEVELOPMENT
POTENTIAL (STP)



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HIGHLIGHTS INCLUDE:



Long-established and award-winning restaurant with over 22 years of continuous trading



Let on an FRI lease producing £58,000 per annum until 2031



Rent highly reversionary



Prime location just 500 metres from Surbiton Station in a popular dining destination



Freehold property with well-fitted bar, commercial kitchen, and ancillary space



Potential for extension or redevelopment subject to planning permission



We are instructed to invite offers in excess of £1,200,000

LOCATION MAP

STREET VIEW

WHAT3WORDS

360 PANORAMIC

DRONE VIDEO



LOCATION

Surbiton is a suburban town located in the Royal Borough of Kingston upon Thames, approximately 11 miles south-west of Central London. It lies 2 miles south of Kingston upon Thames and around 5 miles north-east of Esher. The area benefits from excellent transport links, with the A3 nearby providing direct road access to Central London and the M25. Surbiton railway station is approximately 500 metres from the property and offers regular direct services to London Waterloo, with journey times of around 15 minutes.

Surbiton has a strong residential catchment and a vibrant local high street centred around Maple Road, which is known for its independent restaurants, cafés and boutique retailers. The area has seen consistent residential investment and development due to its proximity to London, good schools and strong commuter appeal.

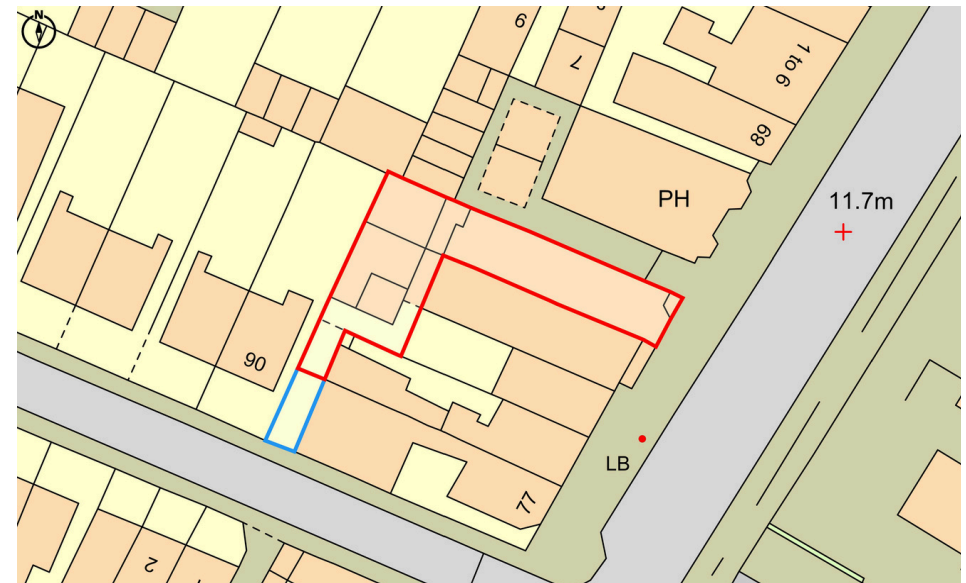
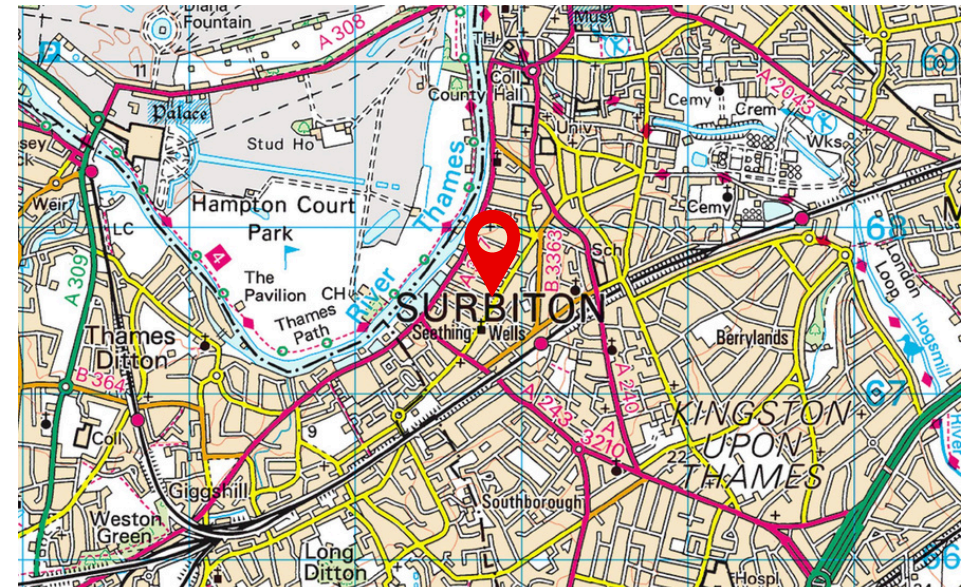
DESCRIPTION

The property comprises a semi-detached terraced building that has been converted into a high-end restaurant. It occupies a site of approximately 0.063 acres and extends over three storeys.

The restaurant operates across the ground and first floors at the front of the building, with a bar located on the ground floor, providing a total of 31 covers. To the rear, there is a spacious commercial kitchen, along with a large garage that has been converted into a prep kitchen for The French Table.

The third floor provides ancillary accommodation, including an office and staff room. The property is very well presented throughout and finished to a high standard.

There is potential for future development of the garage to the rear to add an additional floor (STP).



Blue area is right of way, Red area is the freehold for sale

FLOOR AREAS

The property provides the following approximate Gross Internal Area:

Total: 2,880 sq ft / 261.05 sq m

COVENANT

The French Table is a well-established, owner-operated restaurant located in Surbiton. It is the flagship venture of Eric and Sarah Guignard, who have successfully operated the business since its launch in the summer of 2001. With over 22 years of continuous trading, the restaurant enjoys a strong local following and an excellent reputation.

The French Table has received numerous accolades over the years, including two AA Rosettes and a Silver Award from SquareMeal. In addition to this it currently has 809 reviews with a 4.9 star rating as of June 2025 reflecting its consistent quality and high standards.

Complementing the restaurant, the Guignards also operate The French Tarte, a café and boulangerie located adjacent to the subject property. Established in 2011, it has further strengthened their presence in the area and expanded their offering within the local food scene.

Whilst the tenant is an independent operator, their long established business and investment in the property and surrounding area, together with the property's underpinned inherent value and development potential (STP) provides an investor with a solid investment going forward.

TENURE

Freehold, subject to the occupational lease. It is held under two separate freehold titles: SGL293730 and SGL730974.



TENANCY

The property is let on a full repairing and insuring (FRI) lease, expiring in 2031, at a current passing rent of £58,000 per annum. The lease is subject to four yearly open market rent reviews (2027 next rent review) and has the benefit of a rent deposit of £10,243.40.

PLANNING

The property is not listed and is not located within a prohibited flood zone. However, it is situated within the Cadogan Road Conservation Area.

There may be future development potential to the rear of the property, above the existing storage area. Additionally, the rear prep kitchen could be considered for conversion, subject to the necessary consents.

The property falls within the jurisdiction of Kingston upon Thames Council, and interested parties are advised to carry out their own due diligence with regard to planning matters.





Yellow area delineates the freehold demise
Red area delineates rights of way secured

EPC

Commissioned and provided upon request.

RATEABLE VALUE

2023 - £28,250

TERMS

Offers in excess of £1,200,000 are invited for the benefit of our client's freehold interest, subject to the existing lease. The property provides a NIY of 4.56%, with a reversionary yield of 5.11% based on our view that the rent will increase to at least £65,000 at the next rent review.

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

FIXTURES & FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

MONEY LAUNDERING

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

VIEWING & CONTACTS

For a formal viewing strictly by appointment with Savills.

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The Savills logo consists of the word "savills" in a lowercase, sans-serif font, positioned within a white square. The square is centered on the page.