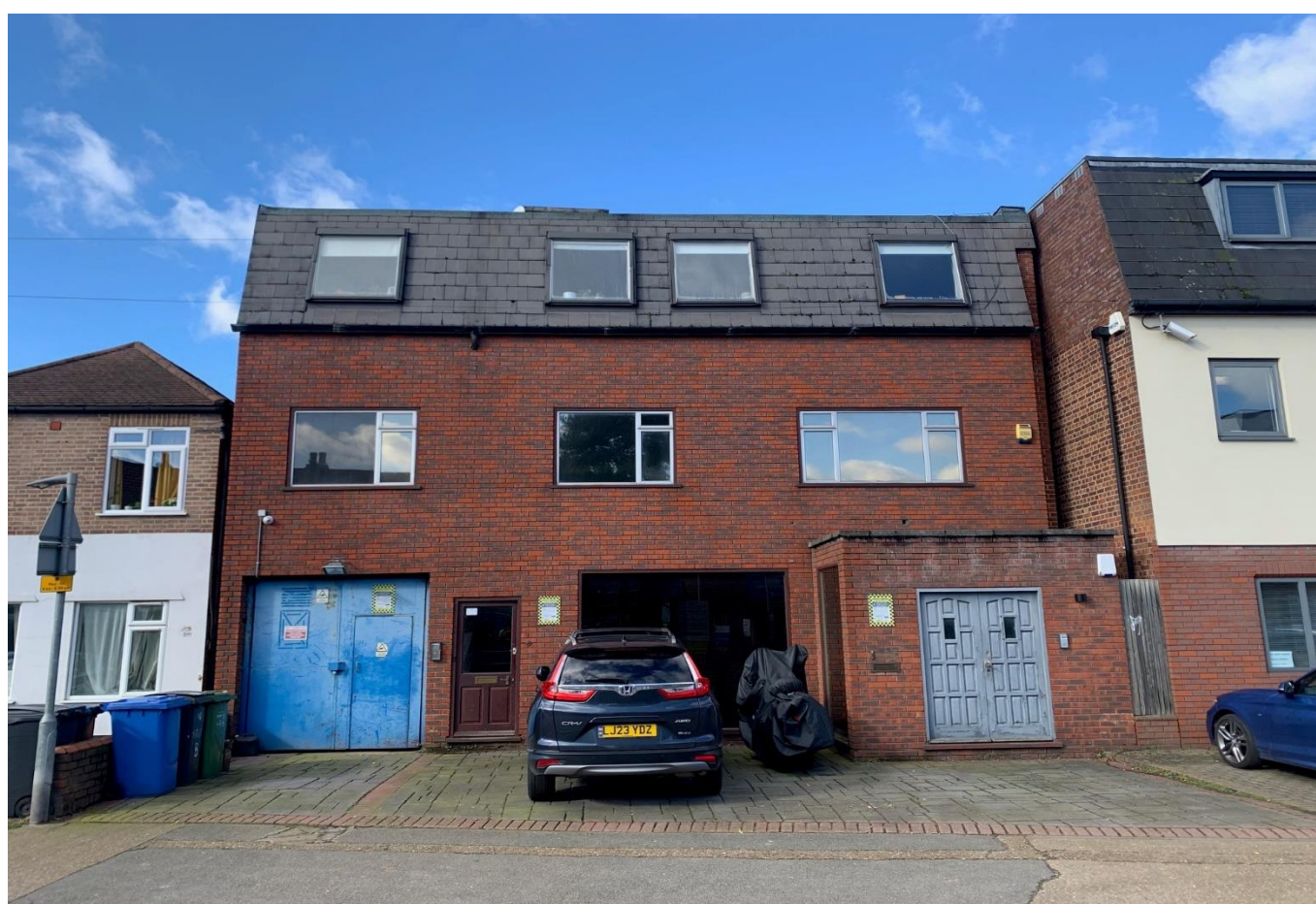


FOR SALE



**Mixed use self contained building
Offices and storage with 3 bed flat**

135 Red Lion Road, Surbiton KT6 7RQ



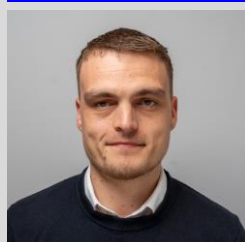
KINGSTON OFFICE

Warwick Lodge
75-77 Old London Road
Kingston
KT2 6ND



AGENT

Tom Batey
thomasb@bonsors.com



KEY SUMMARY

- Forecourt parking
- Mixed use offices, storage and residential
- Close to A3
- Residential conversion opportunity (STPP)

Providing guaranteed commercial property solutions across Surrey, Middlesex, South and West London from our office in Kingston

Warwick Lodge, 75-77 Old London Road, Kingston Upon Thames, KT2 6ND

135 Red Lion Road, Surbiton, Surrey, KT6 7RQ

LOCATION

The premises are located on the northwest side of Red Lion Road between Surbiton and Tolworth close to the junctions of Red Lion Road with Tankerton Road and Tolworth Park Road, opposite Tolworth Hospital. The junction of Red Lion Road with the A3 trunk road is approximately 0.5 miles to the south-west.

DESCRIPTION

The property comprises a detached 3 storey building fronting Red Lion Road with offices on the ground and first floors plus a self-contained residential flat on the second floor. There is a covered yard with gated access from Red Lion Road plus a two-storey building at the rear with storage on the ground floor and offices on the 1st floor.

Each section of the building has WC and kitchen facilities, and a gas fired central heating system. There is also comfort cooling to the offices space on the ground floor of the front building.

Off street parking is available on the front forecourt.

PLANNING

The property is not in an area covered by an Article 4 Direction. It may be possible to convert part or parts of the property from offices to residential under permitted development prior approval (subject to obtaining the necessary consents).

LEASE

The commercial parts of the building are offered with vacant possession. The second floor flat is currently let on a periodic tenancy at a rent of £12,600 per annum.

EPC

TBA.

ACCOMMODATION

The property has the following approximate gross internal floor areas.

Floor	Sqft	Sqm
Ground floor front office	888	82.45
First floor front office	1029	95.60
Covered yard	541	50.26
Rear ground floor storage	804	74.69
Rear first floor office	587	54.53
Second floor flat	934	86.77
Total	4783	444.35

PRICE

Offers are required in the region of £1,000,000 for the freehold interest, subject to contract and with vacant possession of all but the 2nd floor flat.

RATES

135 Red Lion Road - Rateable value £17,000 and rates payable for the year from April 2024 of £8483.00. 135a Red Lion - Rateable value £12,000 and rates payable for the year from April 2024 of £5988.00. The flat is within Council Tax band C. Interested parties should contact the Royal Borough of Kingston for further information.

LEGAL COSTS

Each party to bear their own legal and other costs.

VIEWING

For further information or to arrange a viewing via the sole agents please contact:

Tom Batey

0208 546 0022

thomasb@bonsors.com

Andrew Pollard

0208 546 0022

andrewp@bonsors.com

Please note the following:

1. All measurements, areas and distances are approximate.
2. Any rent or price quoted is exclusive of VAT where applicable.
3. Rates information is believed to be correct but interested parties should check with rating authority.