

GREATER LONDON TOWN CENTRE RETAIL & RESIDENTIAL INVESTMENT

**FOR SALE
FREEHOLD**



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



INVESTMENT SUMMARY

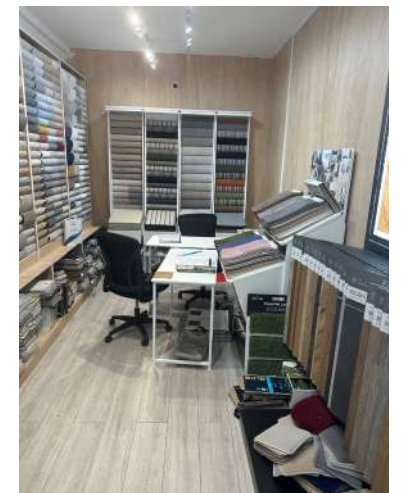
- ◆ Surbiton is an affluent and popular commuter town situated some 12 miles south west from Central London.
- ◆ The properties are situated in a prime pitch some 50 metres from Surbiton mainline station with a journey time of 18 minutes to London Waterloo.
- ◆ The properties are within the Surbiton 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 February 2028 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 electricity 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

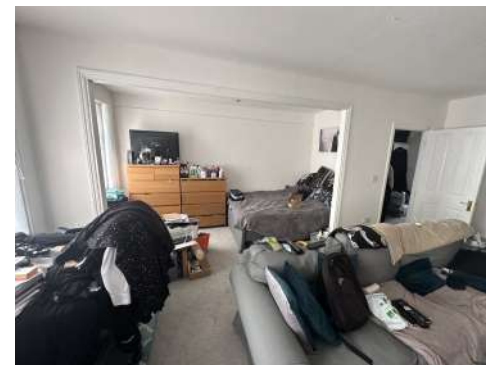
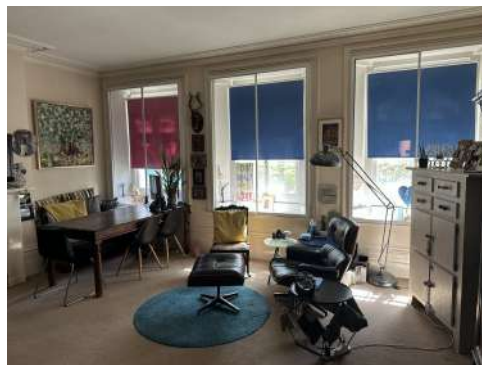
Surbiton has a strong residential letting market and we consider the 4 flats have potential for the rent to be increased in total to £4,000 per calendar month.

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.

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5 Victoria Road - Hardware Shop



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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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