

lot 20

## Zizzi, Unit 1, Surbiton Plaza, 38 Victoria Road Surbiton, Surrey KT6 4JL

Rent  
**£85,000**  
per annum  
exclusive

Attractive Restaurant Investment in  
Affluent London Suburb

- Ground and Lower Ground let to Ask Restaurants Limited (t/a Zizzi) until 2033 (subject to option)
- Forms part of the Surbiton Plaza mixed use development in town centre

- Nearby occupiers include Sainsbury's, Superdrug, Nationwide and Costa Coffee
- Six Week Completion Available

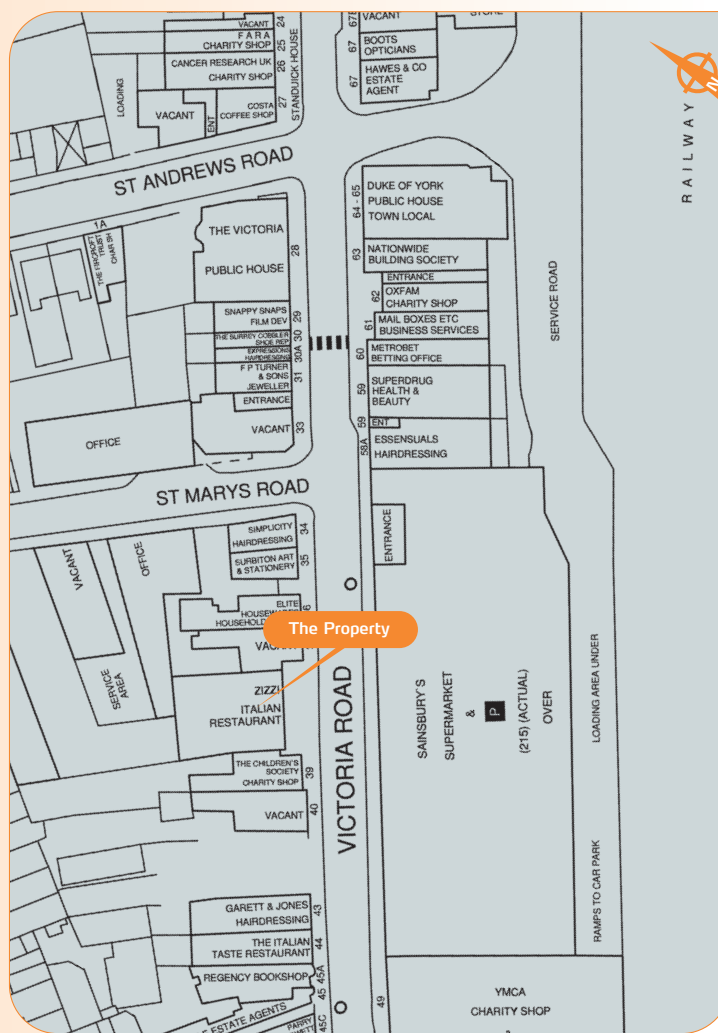


On Behalf of  
Joint LPA  
Receivers



JONES LANG  
LASALLE





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**Location**

Miles: 10 miles west of Croydon  
12 miles south-west of Central London  
Roads: A3, A309  
Rail: Surbiton Rail Station (17 minutes to London Waterloo)  
Air: London Heathrow

**Situation**

The property is situated on the northern side of Victoria Road within a Conservation Area in Surbiton town centre. The property forms part of Surbiton Plaza, a mixed residential and commercial scheme (www.surbitonplaza.co.uk). Nearby occupiers include Sainsbury's, Superdrug, Nationwide and Costa Coffee.

**Description**

The property comprises a restaurant over ground and lower ground floors.

**Tenure**

Virtual Freehold of ground and lower ground floors. Held for a term of 999 years until 3011 at a peppercorn ground rent.

**VAT**

VAT is applicable to this lot.

NB. This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant	261.35 sq m (2,813 sq ft)	<b>ASK RESTAURANTS LIMITED (1) T/A ZIZZI</b>	25 years from 25/02/2008 until 24/02/2033 on a full repairing and insuring lease (2)	£85,000	15/02/2013 and five yearly thereafter
Lower Ground	Restaurant	124.31 sq m (1,338 sq ft)				
<b>Totals</b>		<b>385.66 sq m (4,151 sq ft)</b>			<b>£85,000</b>	

(1) For the year ending 26th June 2011, Ask Restaurants Limited reported a turnover of £193,348,000, pre-tax profits of £16,997,000 and a total net worth of £130,453,000. (Source: www.riskdisk.com 17/09/2012)  
(2) The lease provides a tenant's option to determine on 25th February 2023.

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