

Lots 53-55

Lot 53 - £31,000 p.a.x.
Lot 54 - £15,000 p.a.x.
Lot 55 - £23,500 p.a.x.

145, 149 and 153-155 Ewell Road,
Surbiton, Greater London KT6 6AW

Three Retail Units in Popular London Suburb



Tenancy and accommodation

Lots 53-55

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Lot 54 - £15,000 p.a.x.
Lot 55 - £23,500 p.a.x.

Key Details

- Three retail units with secure car parking to be offered as three separate lots
- All three units offered with new 15 year leases (subject to option)
- Located within popular London suburb on Ewell Road (A240) adjacent to Sainsbury's Local
- Within walking distance of Surbiton Rail (services to London Waterloo in less than 20 mins)

Location

Miles: 1.8 miles south of Kingston upon Thames
12 miles south-west of Central London
Roads: A3, A309
Rail: Surbiton Rail Station
(19 minutes to London Waterloo)
Air: London Heathrow

Situation

Surbiton is a popular suburb of London within the Royal Borough of Kingston upon Thames. The property is situated on the eastern side of Ewell Road (A240), the main route between Surbiton and the A3 and directly adjacent to Sainsbury's Local. The local area provides a mix of independent retailers, restaurants, cafés and office occupiers. Surbiton Rail Station is within walking distance and provides regular services to London Waterloo.

Description

The property comprises three ground floor retail units, forming part of a larger building. The upper parts, not included, comprise newly developed residential apartments. The units benefit from secure car parking (2 spaces with 145 Ewell Road, 1 space with 149 Ewell Road and 4 spaces with 153-155 Ewell Road).

Tenure

Virtual Freehold. Held from CCHP1 Limited for a term of 999 years from completion of the sale at a peppercorn rent.

VAT

VAT is applicable to this lot.

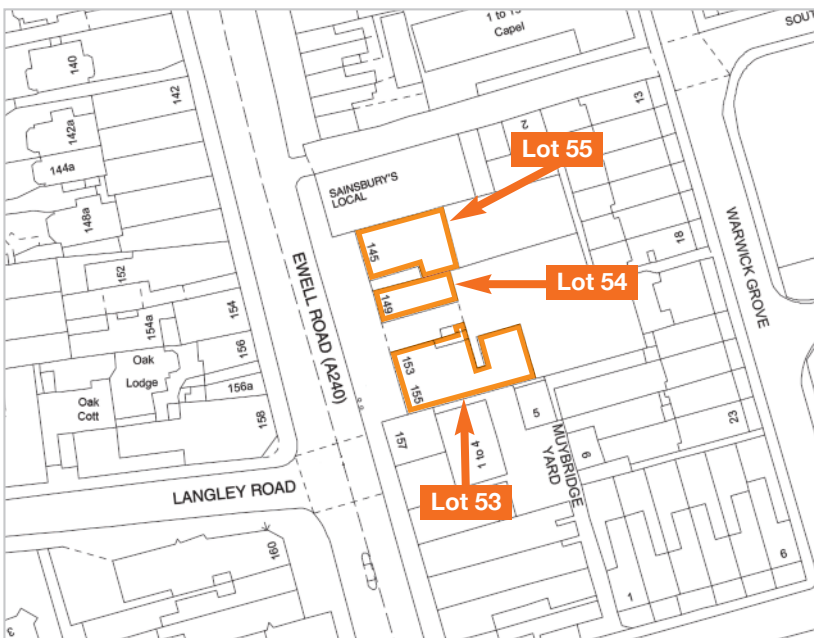
Six Week Completion

Lot Unit	Floor	Use	Floor Areas (approx)	Tenant	Term	Rent p.a.x.	Reviews
53	153-155 and 4 Parking Spaces	Ground Retail	203.00 sq m (2,185 sq ft)	LIME SHOWROOMS LIMITED (1)	15 years from 29/09/2017 (2)	£31,000	29/09/2022 and 5 yearly
54	149 and 1 Parking Space	Ground Retail/ Café	64.50 sq m (700 sq ft)	VIRTUE DEVELOPMENTS LIMITED guaranteed by Livin Construction Limited	15 years from 12/01/2018 (2)	£15,000	12/01/2023 and 5 yearly
55	145 and 2 Parking Spaces	Ground Retail	129.50 sq m (1,400 sq ft)	LIVIN CONSTRUCTION LIMITED (3)	15 year lease renewal from 12/01/2018 (2)	£23,500	12/01/2023 and 5 yearly

(1) Opened in 2007, Lime Showrooms are specialists in designing and creating the most desirable living spaces (Source: www.limeshowrooms.co.uk 15/01/2018).

(2) The lease provides an option to determine on the fifth anniversary of the term.

(3) Livin Construction Ltd/Virtue Developments Limited are a construction company who were involved in the redevelopment of the residential upper parts of the building. Whilst they are not yet in occupation, they intend to relocate their offices to 145 Ewell Road and to run 149 Ewell Road as a café.



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