

33 VICTORIA ROAD SURBITON KT6 4JT



WELL SECURED, LONG LEASEHOLD, GREATER LONDON HIGH STREET RETAIL INVESTMENT OPPORTUNITY

green&partners

INVESTMENT SUMMARY

- Greater London investment opportunity in Surbiton located in the Royal Borough of Kingston-Upon-Thames.
- Located on Surbiton's prime retail pitch in close proximity to **Sainsburys, Marks & Spencer, and Boots.**
- Total floor area of **760 sq ft (70.61 sq m).**
- Long Leasehold of 999 years at a peppercorn.
- Current passing rent of £41,000 pax.
- Let to Long Orchard Food Company Limited (t/a Cook) until 29/08/2031 (8.25 years to expiry).

We are instructed to seek offers in excess of **£550,000 (Five Hundred and Fifty Thousand Pounds)** Subject to Contract and exclusive of VAT, reflecting a **Net Initial Yield of 7%**, allowing for graduated purchasers costs.



Location

Surbiton is a suburban neighbourhood located in the Royal Borough of Kingston-Upon-Thames in southwest London. It lies approximately 11 miles (18 kilometres) southwest of Central London. Surbiton benefits from its strategic location, offering excellent road and rail connection for commuting to London and other locations.



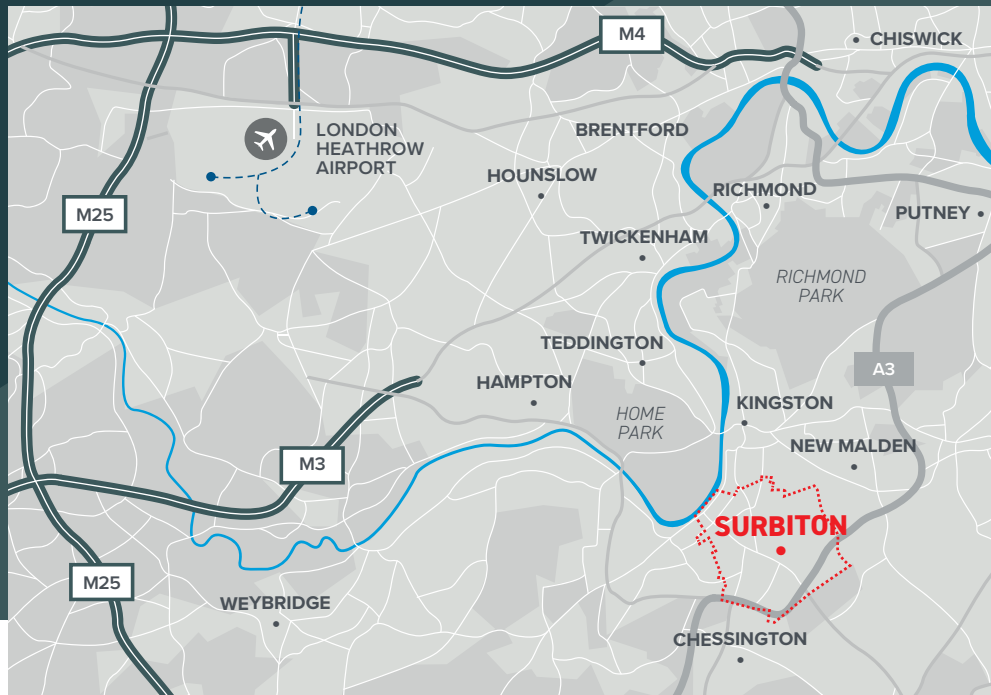
The main road serving Surbiton is the A3, which connects Central London to the North and Guildford to the South. The A240 runs through Surbiton and provides a connection to Kingston upon Thames, while the A307 connects Surbiton to nearby Hampton and Richmond. The M25 motorway, one of the main orbital routes around London, is also easily accessible from Surbiton.



Surbiton is served by South Western Railway and offers frequent services to various destinations. The station is on the South Western Main Line, providing frequent and direct trains to London Waterloo Station in 16 minutes, which is one of London's major transport hubs.



Surbiton is conveniently located near several airports, the closest being London Heathrow Airport located 10 miles (16 kilometres) west of Surbiton and is one of the busiest and most recognisable airports in the world.



Demographics & local economy

Surbiton has an **urban area population of 39,000**. The Surbiton (Kingston-Upon-Thames) area is affluent and has a significantly higher than average number of working adults in the **most affluent AB social grouping** and is under-represented in the least affluent DE grouping.





WAITROSE

SURBITON TRAIN STATION

VICTORIA ROAD

COOK

SAINSBURY'S FOODSTORE

Retailing in Surbiton

Surbiton is one of the major retailing destinations in the Royal Borough of Kingston-Upon-Thames. The main shopping thoroughfare is Victoria Road with national retailers including **Sainsbury's**, **Marks & Spencer** and **Boots**.



Situation

The subject property comprises the virtual freehold interest of the ground floor corner retail unit with the upper space sold off fronting onto prime Victoria Road opposite Sainsbury's.



For Indicative Purposes Only.



Accommodation

The property provides a total floor area of 760 sq. ft. (70.61 sq m)

Tenure

Long Leasehold of 999 years at a peppercorn.

Tenancy

Tenant	Lease Start	Lease Expiry	Rent Review/Break	Rent
The Long Orchard Food Company Ltd t/a Cook	30.08.2021	29.08.2031	30.08.2026/30.08.2026 (TBO)	£41,000 pax

Current Income PAX

Current passing rent of £41,000 pax.

Tenant Covenants

The Long Orchard Food Company Ltd operate multiple franchise outlets under the "Cook" brand. Cook was founded in 1997 by two entrepreneurs Ed and Dale and has grown successfully over the past 25 years. They have four kitchens and over 90 stores now offering delivery service. In 2013, Cook became one of the UK's first certified B Corporations, part of a global movement of companies reinventing business as a force for good in society.



Further Information

DEVELOPMENT

Airspace development potential, further details available upon request.

VAT

The property has been elected for VAT and it is likely the sale will be treated as a Transfer of Going Concern.

EPC

EPC available upon request.

ANTI MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the preferred purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

PROPOSAL

We are instructed to seek offers in excess of **£550,000 (Five Hundred and Fifty Thousand Pounds)** Subject to Contract and exclusive of VAT, reflecting a **Net Initial Yield of 7%**, allowing for graduated purchasers costs.

FURTHER DETAILS

For further information or to arrange an inspection, please contact:

Freddie King

07545 386694

freddie.king@greenpartners.co.uk

Will Civil

07950 700182

will.civil@greenpartners.co.uk

Ed Smith

07817 771005

ed.smith@greenpartners.co.uk

green&partners



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