



## SITUATION

Close to the junction with Victoria Road and Surbiton Rail Station in the heart of the town centre, adjacent to a branch of **Co-op Funeralcare** and nearby other multiples including **Lloyds Bank**, **HSBC**, **Pizza Express**, **Specsavers**, **William Hill** and many others.

Surbiton is an affluent commuter town located approximately 11 miles south-west of central London and 1 mile south of Kingston. Surbiton Rail Station provides a direct rail service to London Waterloo whilst the town benefits from good road access via the A3.

**VAT is applicable to this Lot**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 8 (Ground Floor Restaurant)	Gross Frontage 20'6" Internal Width 19'6" Restaurant Depth 28'4" Built Depth 35'11" 2 WCs	<b>G. Park (Sushi Bar)</b>	15 years from 2nd May 2018	£16,750	FRI <b>Rent Reviews 2023 and 2028</b> £4,187.50 Rent Deposit held.
No. 10 (Ground Floor Shop)	Gross Frontage 16'6" Internal Width 15'9" Built Depth 35'11" WC	<b>See Note</b>	125 years (less 3 days) from 25th December 1979	£25	FRI <b>Note: The lease for 125 years (less 3 days) from 25th December 1979 of No. 10 is being offered as Lot 13 in this auction.</b>
				<b>Total: £16,775</b>	

## PROPERTY

Forming part of a retail parade comprising:

**No. 8 - Ground Floor Restaurant**

**No. 10 - Ground Floor Shop (see Note).**

The property includes a rear **Yard**.

## TENURE

**Leasehold for a term of 125 years from 25th December 1979 (thus having approx. 86 years unexpired) at a fixed ground rent of £25 p.a.**

**£16,775** per annum

The Surveyors dealing with this property are  
**John Barnett** and **Steven Grossman**

## Vendor's Solicitors

ISC Lawyers

Tel: 020 7833 8453 Ref: Michael Conlon

Email: michaelconlon@iscslawyers.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**