



VANDERWALD

FOR SALE

8 & 10 St James' Road
Surbiton, Surrey KT6 4QH



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020 8157 7450

Key Features:

- No 8 is 66 sqm / 710 sqf
- Strong commercial area
- Popular restaurant tenant
- Rent of £16,775 with a rent review due for No 8
- OIRO £220,000

Description:

The property for sale comprises two ground floor commercial premises. No 10 is a retail premises which is sold on a long lease expiring 3 days before December 25, 2104, paying £25 p.a. No 8 is let to a sushi restaurant with their lease expiring on May, 2033, and paying £16,750 p.a.

Tenure is leasehold until December 25, 2104 – approximately 81 years.

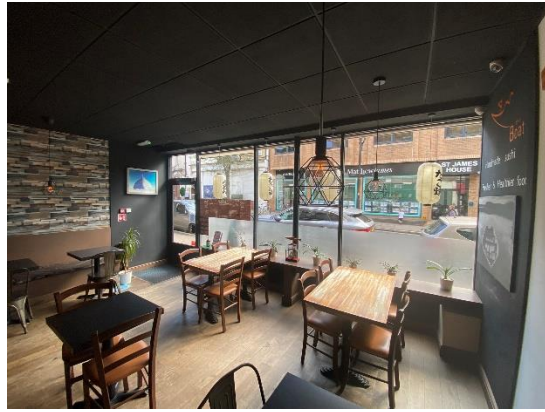
There is a £25 p.a. rent due to the freeholder for each unit.

Vanderwald Estates have represented the information here based on information provided by the vendor. All potential buyers should only rely on their own due diligence and inspections.

Location:

Close to the junction with Victoria Road and Surbiton Rail Station in the heart of the town centre, near 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.





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