

FREEHOLD FOR SALE

**RESIDENTIAL
CONVERSION/INVESTMENT
OPPORTUNITY**

**ST ANDREW'S HOUSE,
26-27 VICTORIA ROAD,
SURBITON KT6 4JZ**



MAIN ALLEN

CHARTERED SURVEYORS

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WELL LET RETAIL INVESTMENT

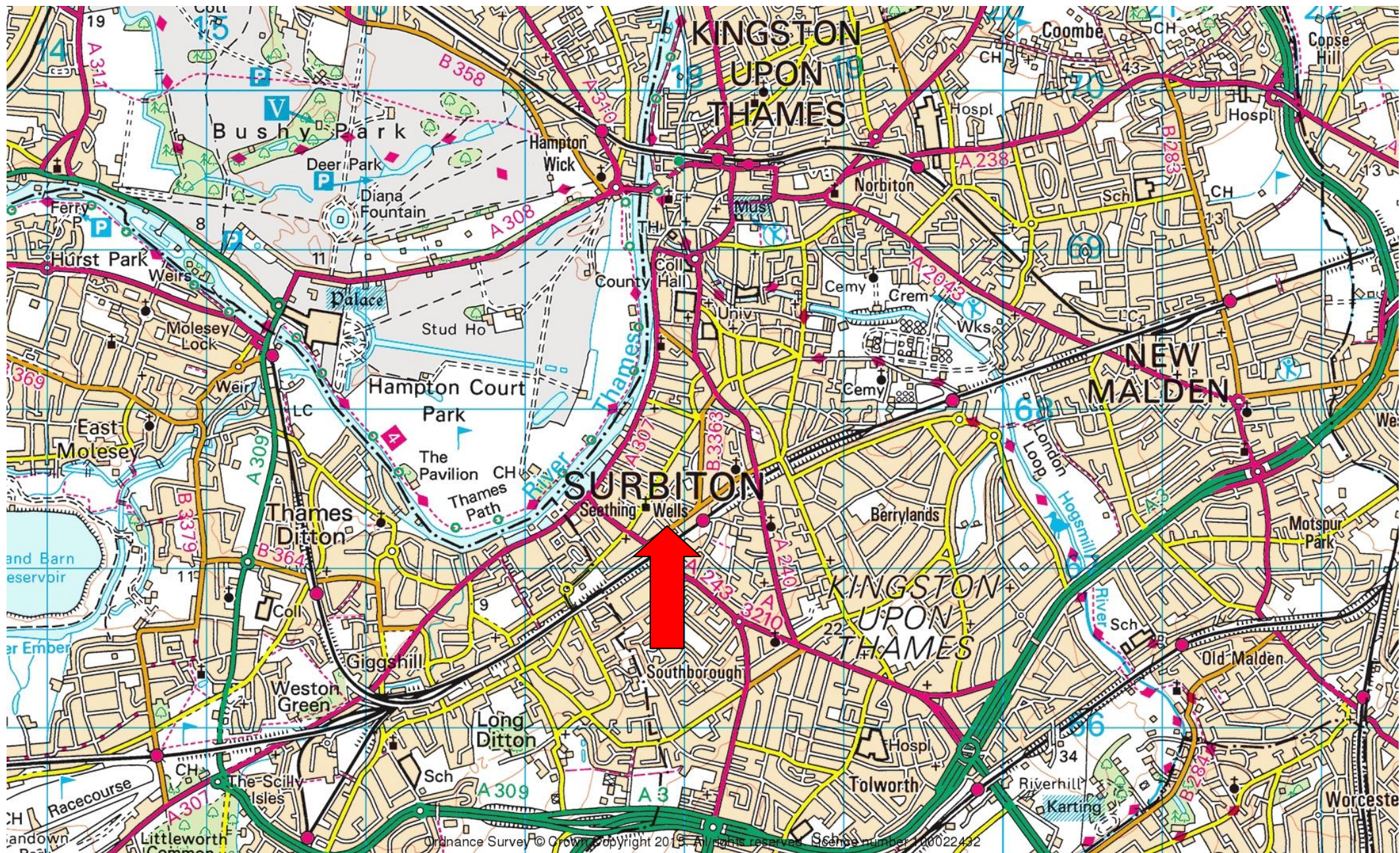
**PRIOR APPROVAL OBTAINED FOR CHANGE OF USE OF COMMERCIAL UPPER FLOORS TO
RESIDENTIAL**

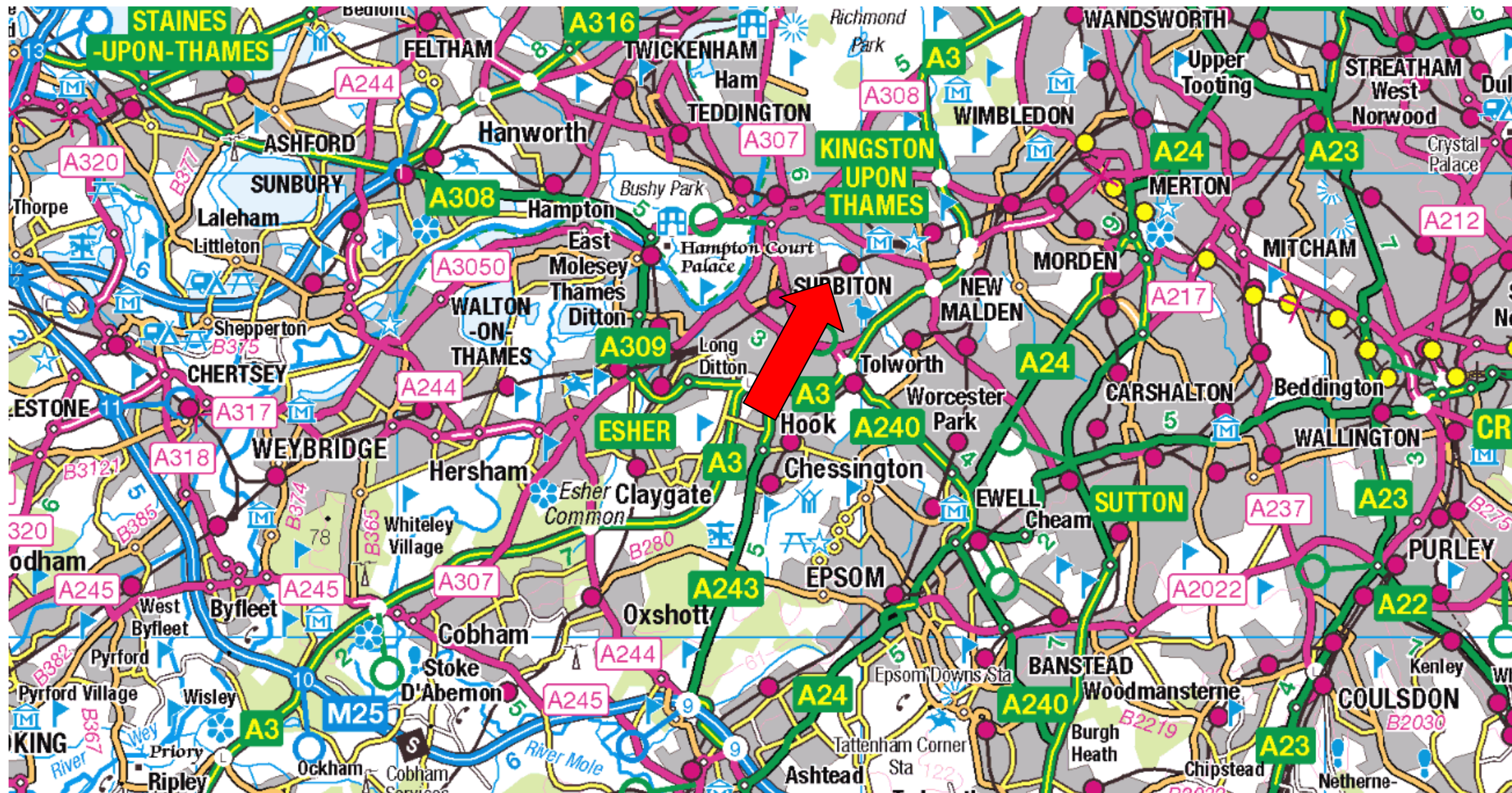
**PLANNING CONSENT GRANTED FOR A NEW THIRD FLOOR AND IMPROVEMENTS TO THE
EXISTING FACADE**

EXECUTIVE SUMMARY

- **RETAIL:** Three existing retail units, all fully let. Occupiers include Cancer Research UK and Costa Coffee (Whitbread plc).
- **CONVERSION OF EXISTING OFFICES:** Prior Approval given for 10 new flats, 2 x 2 bedrooms and 8 x 1 bedroom.
- **NEW THIRD FLOOR PENTHOUSE FLATS:** Planning consent granted for 2 flats, 2 x 2 bedrooms with roof terraces.
- A freehold building arranged over basement, ground and two upper floors which total 11,792 sqft net. Planning consent has been granted for an additional third floor.
- The property is located in a town centre location, situated on the main retail road in Surbiton, within 2 minutes' walk of the mainline BR Surbiton Station.

LOCATION	
<p>The property is located approximately 12 miles south west of Central London in the affluent suburb of Surbiton, within 1.5 miles of Kingston Town Centre, in The London Borough of Kingston upon Thames.</p> <p>Surbiton Railway Station is located within a matter of metres and provides a regular direct route to London Waterloo and Clapham Junction. Surbiton has a good road network with the A3 in close proximity and the M25, M4 and M3 being easily accessible. The property is situated in a prime, central, retail location on the corner of Victoria Road and St Andrew's Road.</p> <p>Many major multiple retailers and banks front Victoria Road, including Marks & Spencer, Boots, J Sainsbury and Starbucks.</p>	
LOCATION MAP	PLANNING
	<p>Prior Approval: - The first and second floors are vacant and currently fitted out for office use. They have been granted Prior Approval for conversion from B1 office to C3 residential, to form 8 x one bedroom and 2 x two bedroom flats.</p> <p>For full details, please visit: http://www6.kingston.gov.uk/propertyServices/planning/Se arch Under 'search the planning database' enter: Planning Application No. 13/16750</p> <p>New 3rd Floor: - Planning consent has been granted for a new 3rd floor to be erected on the building to comprise 2 x two bedroom penthouse flats and visual enhancements to the building's existing facade.</p> <p>For full details, please visit: http://www6.kingston.gov.uk/propertyServices/planning/Se arch Under 'search the planning database' enter: Planning Application No. 15/12419</p>
DESCRIPTION	Covenant Information
<p>The property was constructed in the early 1970's and is of concrete frame construction with brick in-fill elevations and a flat asphalt covered roof.</p> <p>The offices on the 1st and 2nd floors are accessed through a separate entrance on St Andrew's Road. This will also be used for the proposed new flats on the third floor.</p> <p>The three retail units are located on the ground floor, two of which have basement space.</p>	<p>Cancer Research UK: Total Funds 2014/15: £337m. Further information is available at: http://www.cancerresearchuk.org/about-us/how-we-are-run/annual-report-and-accounts</p> <p>Costa Coffee (Whitbread plc): Turnover 2014/15: £2,608.1m. Profit: 2014/15: £463.8m. Further information is available at: https://www.whitbread.co.uk/homepage.html</p>
TENURE	VIEWING
<p>The premises are owned freehold, and are subject to the tenancies contained in the schedule with these marketing particulars.</p>	<p>Strictly by appointment with the sole agent, Main Allen Property Consultancy Limited. Tel: 01276 709100. Email: dermot@mainallen.com</p>
EPC	LEGAL COSTS
<p>There are Energy Performance Certificates available for all parts of the building, upon request. Ratings vary from Band C to E.</p>	<p>Each party to pay their own legal costs incurred in the transaction.</p>
	PRICE
	<p>Offers invited in excess of £5m, subject to contract and exclusive of VAT, for the freehold interest of the property.</p>
<p><i>These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated. Regulated by RICS. Subject to Contract.</i></p>	





PROPERTY SCHEDULE

ST ANDREW'S HOUSE, 26-27 VICTORIA ROAD, SURBITON KT6 4JZ

PROPERTY	TENANT	AREAS SQ FT	LEASE START DATE	LEASE END DATE	ANNUAL RENT	COMMENTS
1 St Andrew's Road Retail Unit 1	Mary Hennessey t/a Hoi Polloi Gifts	777	25 Aug 2011	24 Aug 2021 <i>Tenant break 25 August 2016</i>	£18,000	Rent Review due: 25/08/2016
26 Victoria Road Retail Unit 2	Cancer Research UK	2,669	24 Sept 2015	23 Sept 2025	£52,000	Rent Review due at the end of the 5 th year. Tenant only break option at the end of the 5 th year.
27 Victoria Road Retail Unit 3	Costa Limited (Whitbread plc)	1,323	Agreement has been reached on the lease renewal, and the documents are now being signed.	10 year lease with a tenant only break at the end of year 6.	£50,600 (new, lease renewal, rent)	
1 st Floor Offices	Vacant	3,498	Vacant. Ready for conversion.		Vacant	Prior Approval already granted to convert to 5 flats.
2 nd Floor Offices	Vacant	3,545	Vacant. Ready for conversion.		Vacant	Prior Approval already granted to convert to 5 flats.
3 rd Floor: 2 new flats		2,163				Planning consent already granted for 2 penthouse flats.
Total		13,975				

All measurements are in accordance with the current RICS Code of Measuring Practice

Prepared: November 2015. These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated. Regulated by RICS. Subject to Contract. All measurements are an approximate.