

**Alexander
Reece
Thomson**

**402 – 404 Ewell Road
Surbiton
KT6 7HG**

MIXED USE FREEHOLD INVESTMENT FOR SALE

Development comprising:

7 x Residential and

2 x Commercial units

- Residential GIA: 3,582 sq ft (332.78 sq m)
- Commercial GIA: 1,335 sq ft (124.03 sq m)
- The commercial units benefit from existing A2 use with consent recently granted for A1, B1a (office) and D2 (gym) planning uses
- Commercial units would make ideal SIPP purchases
- 10 year building warranty
- 5 flats recently let producing an income of £64,200 p.a.
- Total ERV of £141,500 p.a.
- Price On Application



Location

The property is prominently situated on Ewell Road within close proximity to the A3 Kingston By-pass which links to central London and the main motorway network including Heathrow and Gatwick airports. Surbiton Town Centre and the main line railway station are approximately 10 minutes walk which provides a direct rail service into London Waterloo.

Description

This former bank has undergone extensive part redevelopment and part refurbishment to provide an attractive mixed used freehold investment comprising two self-contained ground floor commercial units, 6 x 1 bedroom flats and 1 x 2 bedroom flat. The property benefits from a 10 year building warranty following the recently completed development.

Commercial Units

The commercial offering comprises two ground floor self-contained units which have undergone extensive refurbishment to a shell finish with capped off services. The ingoing tenant or purchaser benefits from the ability to finish the units to their own specification.

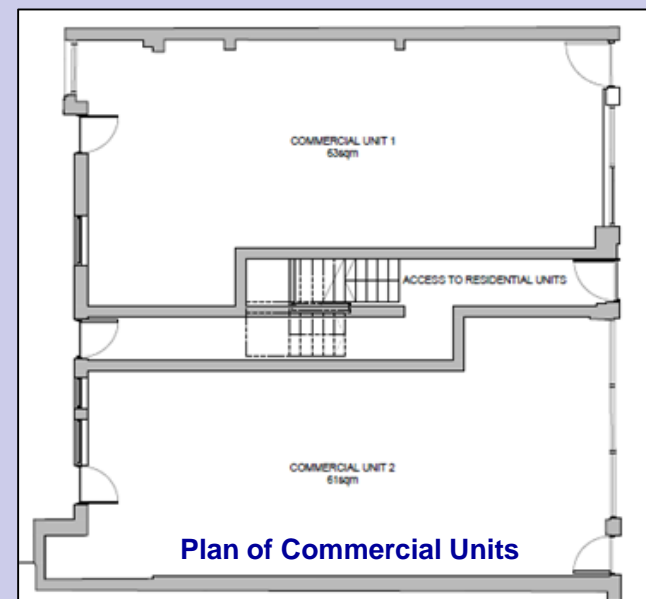
Price: Offers to purchase the commercial units in isolation from the freehold interest will be considered in the region of £325,000 per unit

VAT: The property has not been elected for VAT.

Rates: Business rates are yet to be assessed.

Legal Costs: Each party to cover their own legal costs.

Description	Sq M	Sq Ft
Commercial Unit 1	63	678
Commercial Unit 2	61	657
Total	124	1,335



Alexander Reece Thomson

402 – 404 Ewell Road
Surbiton
KT6 7HG

Residential Units

The residential element of the property comprises 6 x 1 bedroom and 1 x 2 bedroom penthouse flats.

Two of the flats are situated to the rear of Ewell Road whilst the others are located above the commercial element of the property. The flats benefit from their own access from Ewell Road, an external refuse store and secure bicycle parking facility.

The flats have recently been developed and are finished to a high specification.

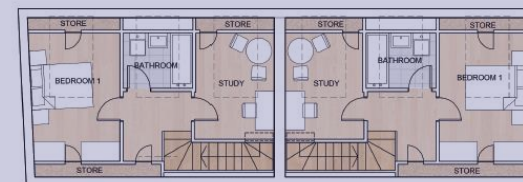
Schedule of Residential Tenancies

Flat	No. of Beds	Sq M	Sq Ft	Rent pcm	Availability
1	One	36	388	£950	LET
2	One	32	344	£950	LET
3	One	33	355	£900	LET
4	One	34	366	£1,050	LET
5	Two	83	893	£1,500	LET
6	One	70	753	£1,495	AVAILABLE
7	One	70	753	£1,495	AVAILABLE
TOTAL		358	3,852	£8,340	

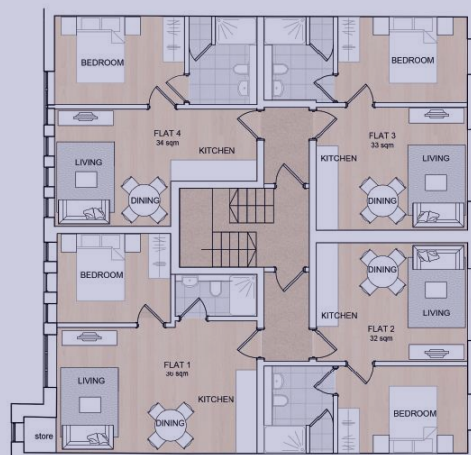
Ground Floor Plan (to rear of commercial)



First Floor Plan (to rear of commercial)



First Floor Plan (above commercial)



Second Floor Plan (above commercial)



Summary

- Mixed use investment opportunity comprising 7 x residential units and 2 x commercial units, all recently constructed or refurbished
- ERV of £141,500 p.a.
- VAT not applicable
- 10 year building warranty
- Price on Application

Contact Information

For further information or to arrange an inspection please contact sole agents:

Alexander Reece Thomson LLP

Seb Norman

T: 020 7034 3395

E: sebnorman@artsurveyors.co.uk

Francesca Bonnett

T: 020 7034 3383

E: francescabonnett@artsurveyors.co.uk

Charlie Clibbens

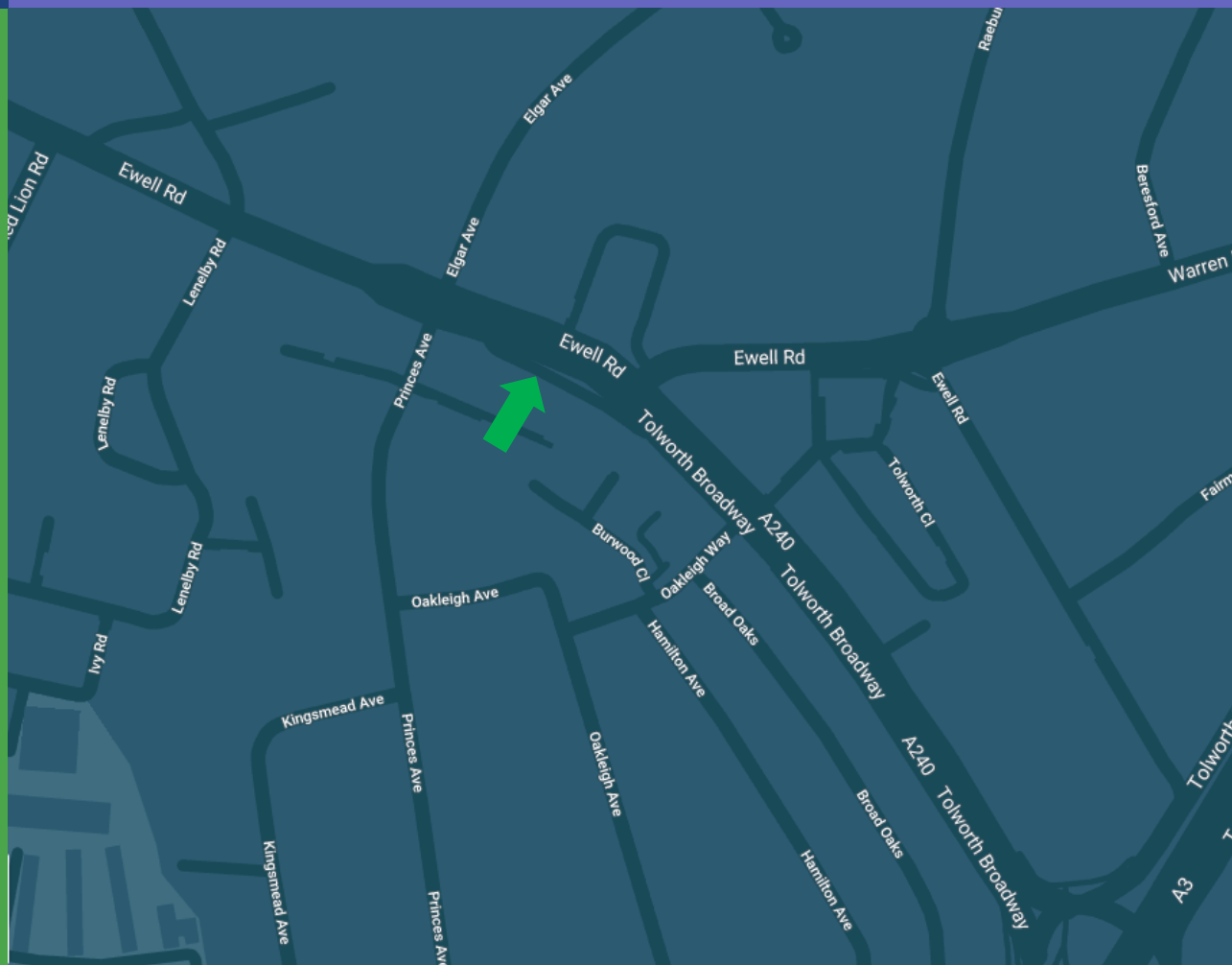
T: 020 7034 3381

E: charlieclibbens@artsurveyors.co.uk

Oliver Hayes

T: 020 7034 3390

E: oliverhayes@artsurveyors.co.uk



Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax.

SUBJECT TO CONTRACT