10 Tolworth Broadway
Surbiton KT6 7HL

Ground Floor Commercial Investment Opportunity

- D1 Ground floor commercial unit producing £27,000 pa
- Currently occupied by The Fircroft Trust (Trading) Limited
- Lease start date 27/05/2018
- Rent review date 27/02/2023
- Lease available upon request
- 15 years no breaks
- Ground floor commercial unit GIA 147sqm/1,585ft^2
- 8-minute drive to Tolworth Station which provides direct links into London Waterloo Station
- 999 year leasehold
- Unconditional offers in excess of £450,000

Location

The site is located in Surbiton, within the Royal Borough of Kingston upon Thames. The town centre offers a good range of shops, bars, restaurants and amenities and a monthly farmers market is held on the nearby Maple Road. Further extensive shopping and amenities can be found just 2.4 miles away in Kingston-upon-Thames. The River Thames is on the doorstep and Hampton Court Palace lies just over the river. The area is very popular with families and there is an excellent selection of schools available at all age levels, both in the state and private sector. St Andrew's and St Mark's CofE Junior School is 0.1 miles away, rated as 'outstanding' by Ofsted and there are a selection of 'outstanding' secondary schools all within 1.3 miles.

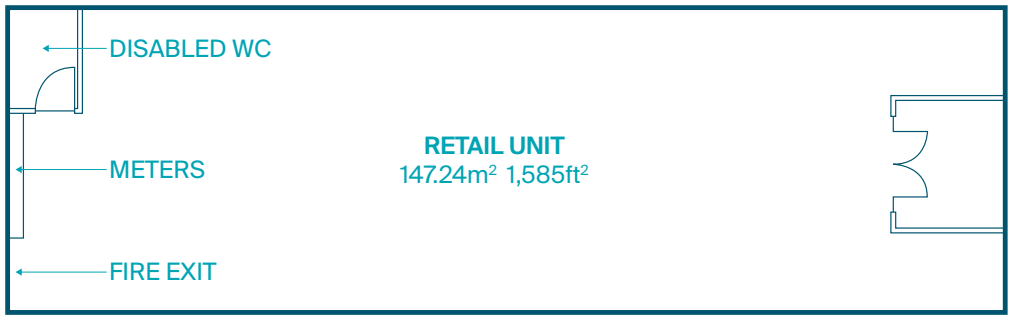
Highfield

+44 (0)1992 660204
highfield-investments.co.uk

Investments

10 Tolworth Broadway
Surbiton KT6 7HL

Floorplan



Schedule

Name of Tenant	Class	Unit	Lease Start	Gross Rent pm	Gross Rent pa	GIA (m²)	GIA (ft²)
The Fircroft Trust (Trading) Limited	D1	Ground	28/02/2018	£2,250	£27,000	147	1,585

Transport
Surbiton is ideally located out of town but with a quick commute into London. The mainline station at Surbiton is just 0.13 miles from the site and provides a regular direct rail service to London (Waterloo) with journey times from only 19 minutes. Central London (about 11 miles) can be accessed by car via the A3. The motorway network (M3, Junction 1) is about 6 miles away. London Heathrow airport is 12 miles away. The property has PTAL rating is 5-very good.

Access
Access can be arranged with sole agents Highfield Investments.

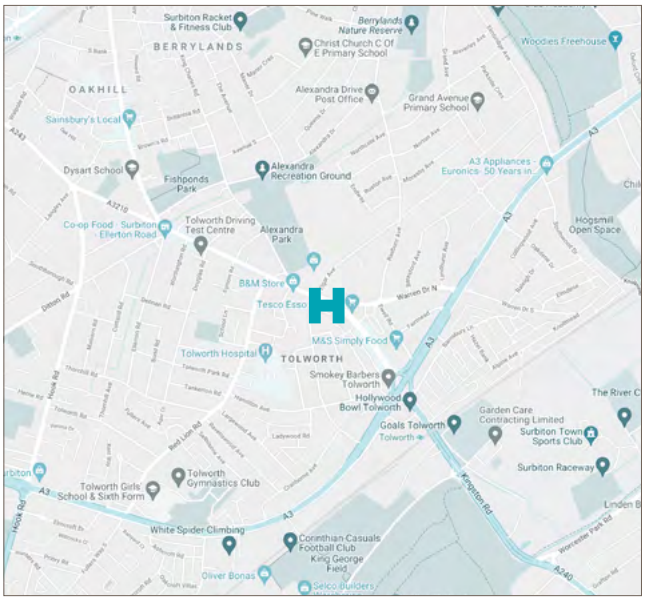
VAT
We have been advised that VAT is not applicable.

Tenure
999 year leasehold.

Terms
We are inviting unconditional offers in excess of £450,000 for the 999 year leasehold interest.

Site Plan

Site Location



Sam Murphy
01992 660204 Email Sam

Kishan Popat
01992 660204 Email Kishan

+44 (0)1992 660204

highfield-investments.co.uk

Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.