

TO BE SOLD AT SAVILLS AUCTION 21ST OCTOBER UNLESS SOLD PRIOR

Surbiton Collection

First Time on the Market in over 50 years

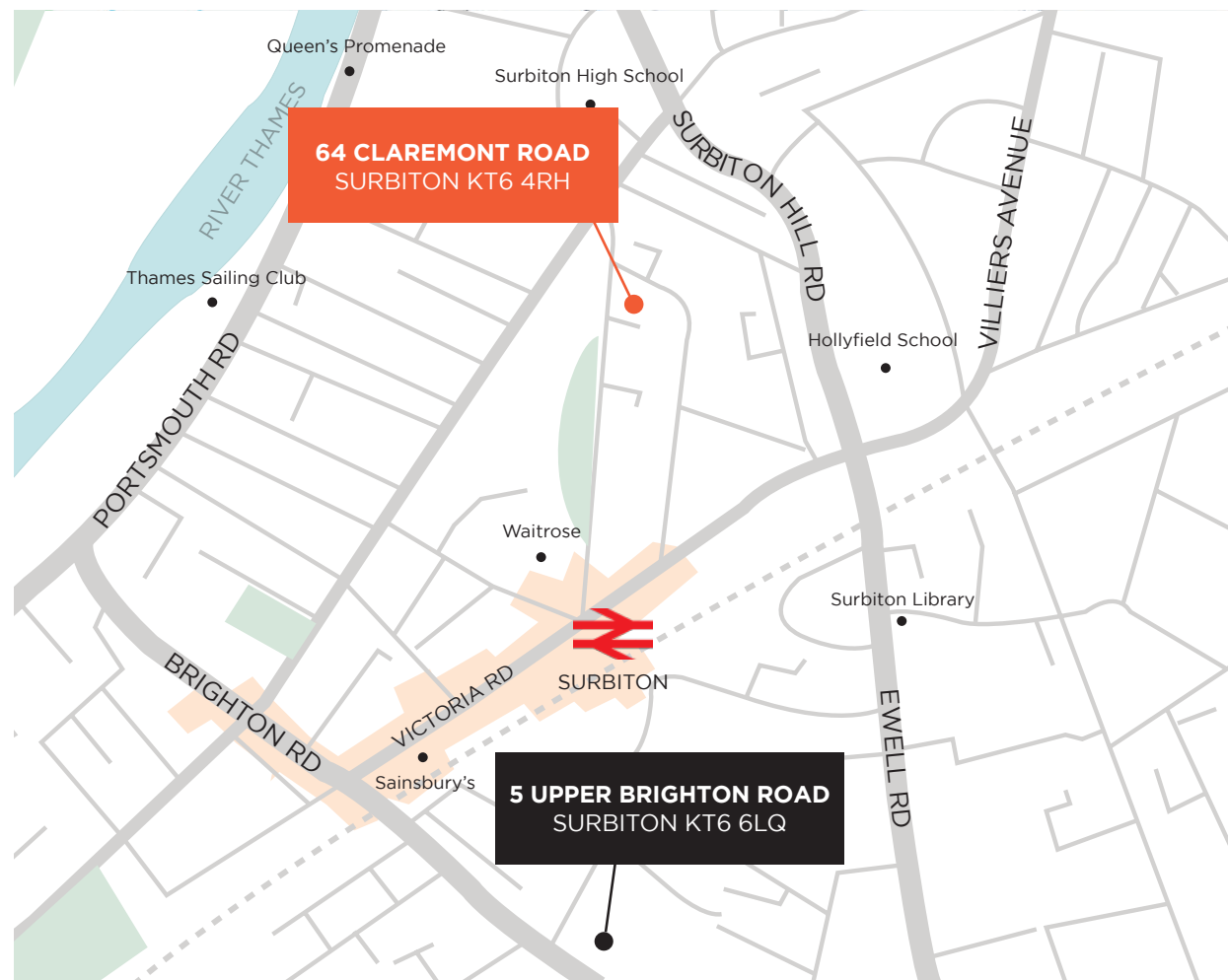
A COLLECTION OF TWO INCOME PRODUCING PROPERTIES IN
SURBITON SOLD COLLECTIVELY OR INDIVIDUALLY

Executive Summary

- An opportunity to acquire two income producing residential properties arranged as 8 self-contained flats.
- Both properties are situated within 7-minute walk from Surbiton Station, which offers direct access to London Waterloo in 17 minutes.
- Arranged as 3 x 1 beds, 3 x 2 beds, and 2 x 3 beds.
- Total NIA of 7,513 sq ft.
- The properties are currently producing a rental income of £154,140 per annum.
- ERV of £185,400 per annum.
- Total breakup value of £4,135,000.
- Being sold at a significant discount to breakup value.
- Potential for extension/subdivision STPP.
- Freehold.

PROPOSAL

Guide Price £2,750,000 (Two Million Seven Hundred and Fifty Thousand Pounds) subject to contract, which reflects a 33.5% discount to breakup value and a low capital value of £366 psf.



Description

 OPPORTUNITY 4 self-contained flats	 UNIT MIX 3 x 1 beds, 1 x 3 beds	 FLOOR AREA 3,300 sq ft NIA	 PASSING RENT £86,940 per annum
 BREAKUP VALUE £1,785,000	 ERV £90,600	 AMENITY Large Garden & Driveway	 TENURE Freehold

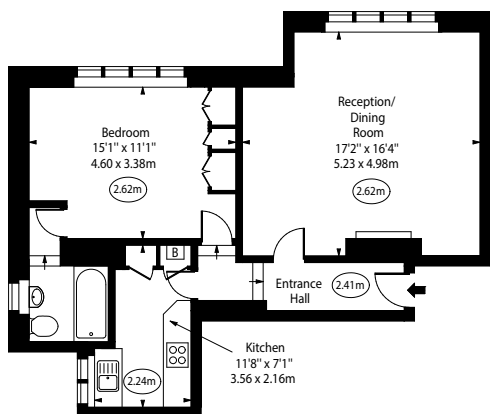


Tenancy Schedule

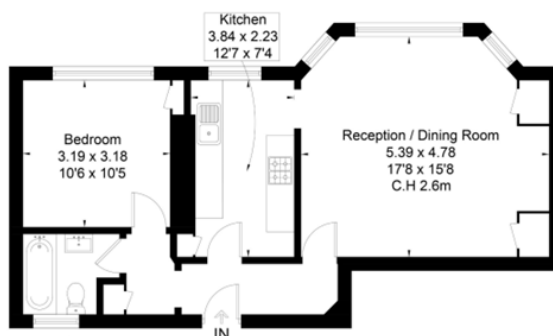
UNIT	DESCRIPTION	AREA (SQM)	AREA (SQ FT)	PASSING RENT P.M	PASSING RENT P.A	ERV P.M	ERV P.A	AST Start	AST End	BREAKUP VALUE (EXISTING CONDITION)	£ PSF
FLAT 1	3 BED (GAR-DEN)	154	1655	£3,000	£36,000	£3,000	£36,000	15/06/2024	15/06/2026	£850,000	£513.60
FLAT 2	1 BED	51	549	£1,250	£15,000	£1,500	£18,000	21/04/2024	21/04/2025	£315,000	£573.77
FLAT 3	1 BED	56	607	£1,600	£19,200	£1,600	£19,200	22/12/2023	22/12/2025	£330,000	£543.66
FLAT 4	1 BED	45	489	£1,395	£16,740	£1,450	£17,400	22/11/2024	22/11/2025	£290,000	£593.05
TOTAL		307	3,300	£7,245	£86,940	£7,300	£90,600			£1,785,000	£556

Floor Plans

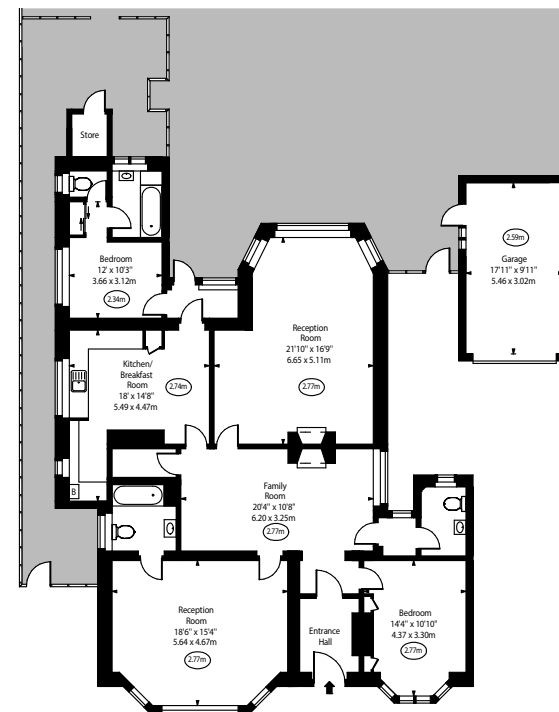
FLAT 2 FIRST FLOOR



FLAT 3 FIRST FLOOR



FLAT 1 GROUND FLOOR



FLAT 4 FIRST & SECOND FLOOR



Description



OPPORTUNITY
4 self-contained flats



UNIT MIX
3 x 2 beds, 1 x 3 beds



FLOOR AREA
4,213 sq ft NIA



PASSING RENT
£67,200 per annum
garden flat currently vacant



BREAKUP VALUE
£2,350,000



AMENITY
72 feet garden, 2 garages,
parking at the front



ERV
£94,800



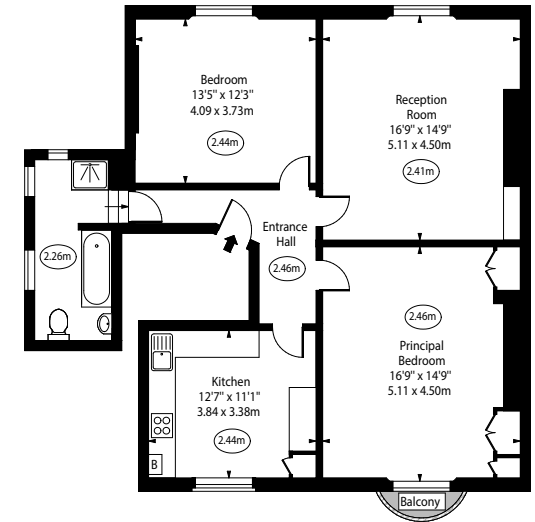
TENURE
Freehold



Tenancy Schedule

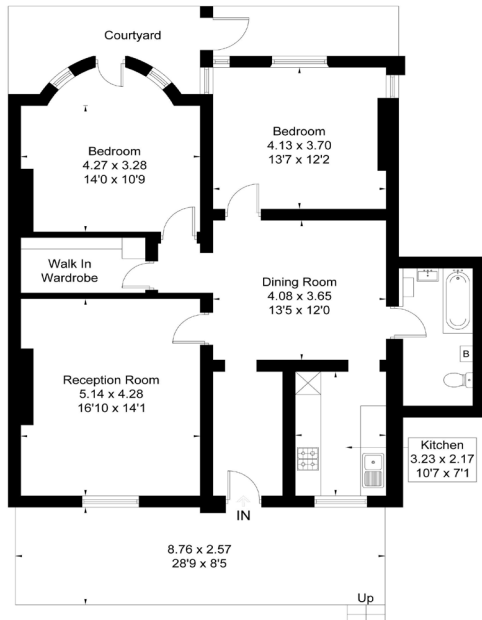
UNIT	DESCRIPTION	AREA (SQM)	AREA (SQ FT)	PASSING RENT P.M	PASSING RENT P.A	ERV P.M	ERV P.A	AST Start	AST End	BREAKUP VALUE (EXISTING CONDITION)	£ PSF
FLAT 1	2 BED (COURTYARD)	102	1,098	£2,150	£25,800	£2,200	£26,400	16/05/2024	16/05/2026	£600,000	£546.45
FLAT 2	2 BED (GARDEN)	95	1,022			£2,400	£26,400			£650,000	£636.01
FLAT 3	3 BED	107	1,157	£1,900	£22,800	£2,300	£22,800	30/11/2024	30/11/2025	£600,000	£518.58
FLAT 4	2 BED	87	936	£1,550	£18,600	£1,600	£19,200	01/01/2025	01/01/2026	£500,000	£534.19
TOTAL		391	4,213	£5,600	£67,200	£7,900	£94,800			£2,350,000	£559

FLAT 4 SECOND FLOOR

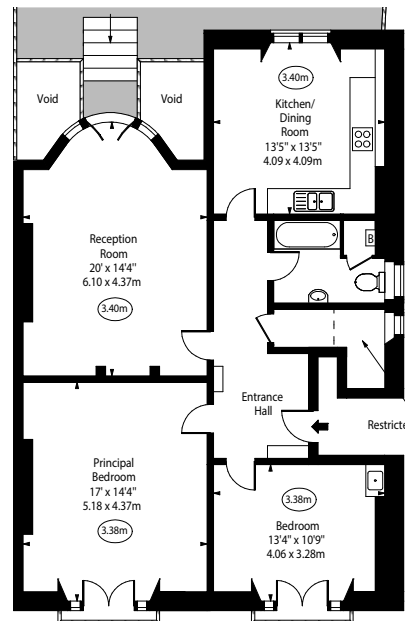


Floor Plans

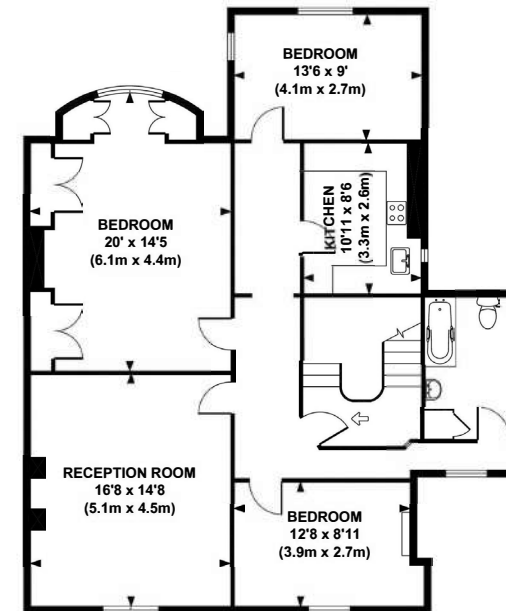
FLAT 1 LOWER GROUND FLOOR



FLAT 2 RAISED GROUND FLOOR



FLAT 3 FIRST FLOOR



Tenure

Freehold.

EPC

The properties benefit from EPC ratings C, D & E) - certificates are available on request.

VAT

The properties are not elected for VAT.

PROPOSAL

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