



## Brighton Road, KT6

£925,000

Dexters are delighted to introduce for sale the freehold of a partially let "turnkey" mixed-use investment opportunity located in Surbiton, Greater London KT6, featuring a commercial/retail unit and 3x one-bedroom self-contained flats.

Combined Area Approx. 174.1 sqm (1,875 sq. ft).

The ground floor commercial/retail unit is let to Zen Shiatsu Therapy Massage, whilst the 3x one-bed flats are currently let on Assured Shorthold Tenancy Agreements.

Combined Passing Rent £65,000 per annum, which represents a Gross Yield of 7.03% at the Guide Price.

Located within the Royal Borough of Kingston, the development is situated within 350 meters of Surbiton town centre with its plethora of shops, restaurants, public houses, bars and coffee shops including Waitrose and Sainsbury's supermarkets, M&S Simply Food, Zizzi Restaurant, Pizza Express and Café Nero. Surbiton is located on the banks of the River Thames and is within 1.5 kilometres of the historic town, Kingston-upon-Thames. Surbiton railway station is located within 600 meters, served by Southwestern Railway and providing direct trains to London Waterloo within 20 minutes and to Guildford within 40 minutes.

\*\* Please note: Flat 101C is currently vacant and the figures above are only indicative and not a true reflection of the current passing rent. We anticipate that these figures will be updated as soon as that flat has been re-let.\*\*

### Features

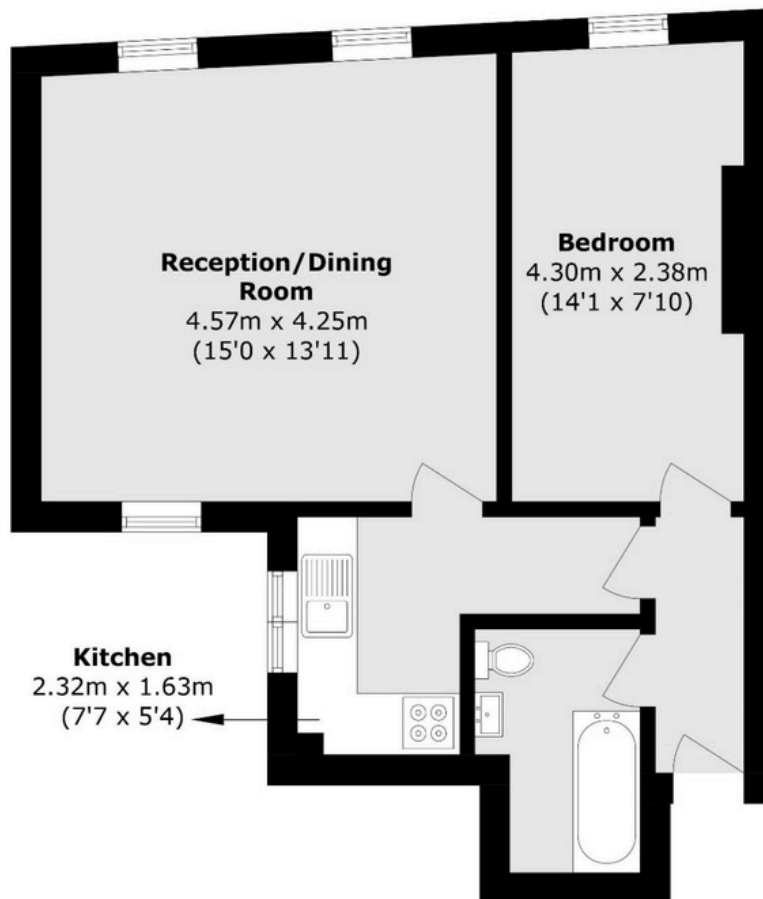
- Freehold sale
- Mixed-use investment opportunity
- Partially let "turnkey" property
- Combined Passing Rent £65,000 per annum
- 3nos. one-bedroom self-contained flats
- Close proximity to Kingston-upon-Thames

**101 Brighton Road, Surbiton, KT6 5NF**  
**Commercial Unit – Floor Plan**



Total area (approx.): 55.3 sq. m (595.2 sq. ft)

**101 Brighton Road, Surbiton, KT6 5NF**  
**Flat A – Floor Plan**



## First Floor

Total area (approx.): 43.4 sq. m (467.1 sq. ft)



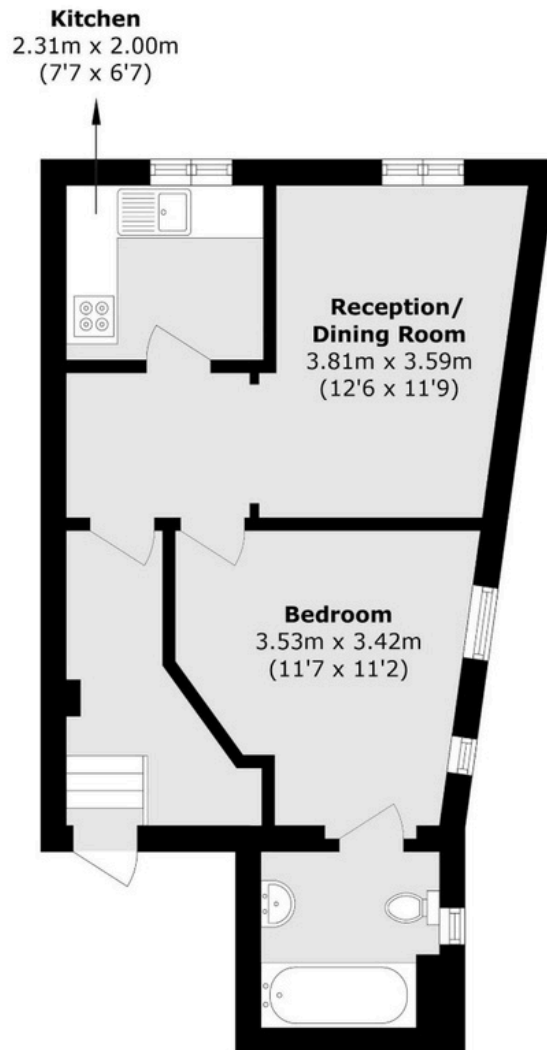
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Property sales, lettings and management. Development and investment advisors. Specialist residential Chartered Surveyors.



**101 Brighton Road, Surbiton, KT6 5NF**  
**Flat B – Floor Plan**



**First Floor**

Total area (approx.): 40.7 sq. m (438.1 sq. ft)

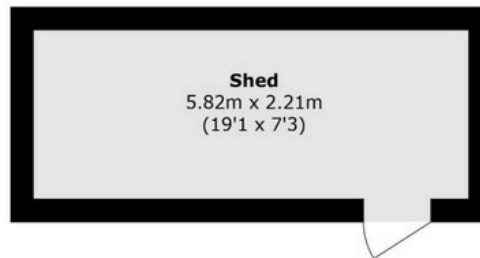


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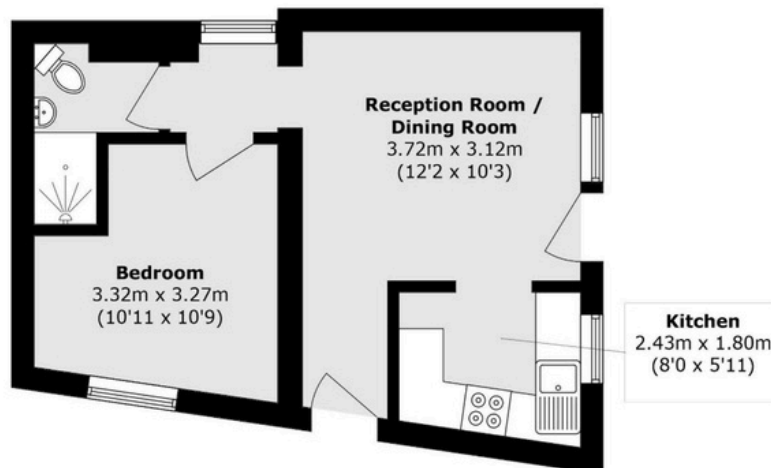
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**101 Brighton Road, Surbiton, KT6 5NF**  
**Flat C – Floor Plan**



**Outbuilding**  
(Not Shown In Actual  
Location / Orientation)



**Ground Floor**

Total area (approx.): 34.7 sq. m (374.5 sq. ft)

Outbuilding (approx.): 12.8 sq. m (137.7 sq. ft)