Dexters

London Property Professionals









Bridge Street, KT12

£675,000

Dexters are delighted to present for sale a mixed-use freehold investment opportunity featuring two let commercial units on the ground floor and a split level four-bedroom self-contained maisonette occupying the first and second floors.

Located in the borough of Elmbridge, the property is within 180 meters of The Heart Shopping Centre, featuring a plethora of local shops, coffee shops, restaurants, public houses and supermarkets including Waterstones Book Shop, Caffe Nero, Wagamama, ALDI and Sainsbury's. There are numerous river walks and bike rides along the Thames which is within 344 meters.

Commercial Unit 1 – Let to Mañana, a Mexican restaurant on a 5-year commercial lease with a Passing Rent of £16,380 per annum.

Commercial Unit 2 – Let to Tops Pizza, with a Passing Rent of £12,500 per annum.
Tops Pizza are currently on a rolling contract and wish to agree a new commercial lease.

The split-level four-bedroom self-contained maisonette occupies the first and second floor, two of the four rooms are independently let achieving a combined Passing Rent of £17,280 per annum. The combined Estimated Rental Return (ERV) for the vacant two-rooms is £18,000 per annum.

Combined Potential Passing Rent £64,160 per annum, representing a Gross Yield of 9.51% at the Guide Price.

Tenure - Freehold HM Land Registry Title Number SY306589.

Available with no onward chain.

Features

- Mixed-use freehold sale
- 2x commercial units
- Four-bedroom split level flat
- Parking to the rear
- Town centre location
- Available with no onward chain

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27 Bridge Street, Walton-on-Thames, Surrey KT12 1AF

Full Floor Flan



Residential Area: (approx.): 117.6 sq. m (1,265.7 sq. ft)
(Including Garage)
Commercial area (approx.): 101.7 sq. m (1,094.6 sq. ft)

RICS Regulated Estate Agent and Letting Agent

Registered office: Mayfair Showroom, 66 Grosvenor Street, London, W1K 3JL.
Dexters London Limited, Company Registration Number 04160511

dexters.co.uk

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

Dexters

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Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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