

GUIDE PRICE
Sold Prior

ONLINE AUCTION
16th November

ON THE INSTRUCTIONS
OF A MAJOR PROPERTY
COMPANY



South Bank Lodge, South Bank, Surbiton KT6 6DA

Long leasehold residential investment comprising 11 flats
and 11 garages opposite Surbiton railway station

Bid1.

Digital Property Auctions

Property Summary

- Long leasehold residential investment
- Comprises 11 two bedroom flats and 11 garages
- Town centre location opposite Surbiton railway station
- Communal gardens
- Fully let
- **Producing £159, 145 per annum**

Location

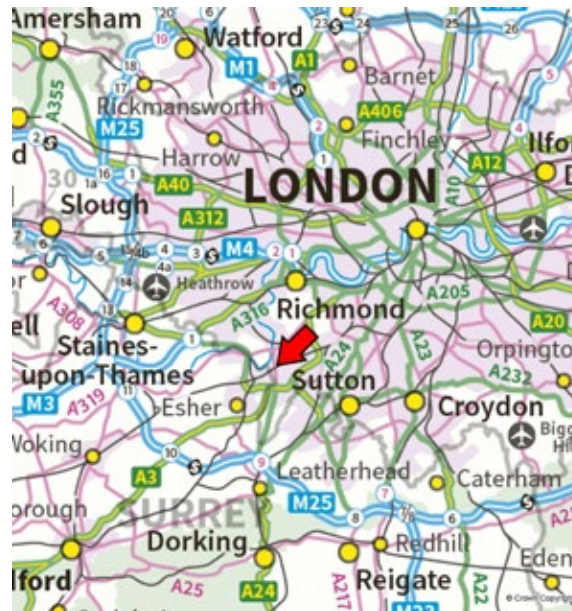
Surbiton is a Greater London suburb lying within the Royal Borough of Kingston upon Thames. It lies adjacent to the River Thames about 14 miles south west of Central London and can be accessed via the A240, A307 and A243, which provide access to the A3 and the M25 beyond at junctions 9 and 10. Surbiton railway station provides regional rail services as well as regular services to London Waterloo with a journey time of approximately 18 minutes. In addition, the area is served by numerous bus services and both Heathrow and Gatwick Airports are easily accessible being 9 miles and 21 miles distant respectively.

South Bank lies just to the south of the town centre running east off Glenbuck Road and almost adjacent to Surbiton railway station. The property lies on the north side of the road just to the west of its junction with Hazelwood Court in a predominantly residential area and within close proximity to a number of nurseries, primary schools and secondary schools.

Description

11 flats and 11 garages forming part of a larger purpose-built residential development arranged over three floors in two buildings. All of the flats provide two bedrooms, kitchen, reception room and bathroom/WC. One of the flats is subject to an underlease expiring in 2050 (refer to the tenancy schedule and the legal pack). The 11 garages sit to the rear of the site and form part of two single storey terraces.

Externally there are well maintained communal gardens and some surface car parking.



Accommodation & Tenancies

Unit	Accommodation	Expiry	Size (sq ft)	Rent (PA)
Flat 2	Two bedroom flat	27/3/21	700	£14,400
Flat 3	Two bedroom flat	9/3/21	635	£15,000
Flat 7	Two bedroom flat	19/10/19	732	£16,200
Flat 15	Two bedroom flat	27/11/20	656	£13,800
Flat 18	Two bedroom flat	19/7/20	646	£15,000
Flat 21	Two bedroom flat	2/5/20	689	£15,000
Flat 24	Two bedroom flat	11/12/20	635	£15,000
Flat 27	Two bedroom flat	28/2/21	635	£15,600
Flat 29	Two bedroom flat	20/8/20	689	£16,200
Flat 33	Two bedroom flat	27/5/50	646	£25
Flat 38	Two bedroom flat	30/11/20	667	£15,000
Sub-total	£151,225			£151,225
Garage 3		23/9/14		£600
Garage 5				Vacant
Garage 9		24/9/20		£900
Garage 10		27/5/50		Included with Flat 33
Garage 11		14/5/19		£900
Garage 12		30/9/19		£900
Garage 13		28/2/17		£900
Garage 15		29/7/20		£960
Garage 18		20/3/09		£900
Garage 19		16/6/15		£900
Garage 20		16/2/21		£960
Sub-total	£7,920			£7,920
TOTAL	£159,145			£159,145

*All flats are let on ASTs with the exception of Flat 33 (refer to legal pack).



Guide Price

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EPC

Refer to the legal documentation

Viewings

Strictly by appointment with the Auctioneers

Tenure

All 11 flats and 11 garages are held on separate long leasehold interests for a term of 999 years from 11/10/1971 at a peppercorn rent

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