

# Lot 5, Acqua Kitchens, Units 2 and 3, 40 to 48 Brighton Road, Surbiton, London, KT6 5PL

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



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## Property Information

### Virtual Freehold Investment

- Double fronted ground floor retail unit
- Let to Acqua Kitchens Limited until 2029
- The property benefits from rear service yard and car parking which is accessed from Cottage Grove.
- Within walking distance of Surbiton Rail Station (services to London Waterloo in less than 20 minutes)

**Lot** 5  
**Auction** 12th December 2024

**Rent** £36,000 per Annum  
**Status** Available

**Sector** Retail  
**Auction Venue** Live Streamed Auction

### Location

**Miles** 1.8 miles from Kingston upon Thames, 13 miles from Central London  
**Roads** A3, A309, A243  
**Rail** Surbiton Rail Station (19 minutes to London Waterloo)  
**Air** London Heathrow Airport

### Situation

Surbiton is a popular suburb of London within the Royal Borough of Kingston upon Thames. The property is situated near the corner of Brighton Road and Cottage Grove. The local area provides a mix of independent retailers, restaurants, cafés and office occupiers. Surbiton Rail Station is within walking distance and provides regular services to London Waterloo.

### Tenure

Virtual Freehold. Held for a term of 999 years from completion of the sale at a peppercorn rent

### EPC

Band C

### Description

The property comprises a double fronted ground floor retail unit, which forms part of a larger residential building that is not included in the sale.

The property benefits from a rear service yard and car parking with two designated car spaces, which can be accessed via Cottage Grove.

### VAT

VAT is not applicable to this lot.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground Floor	Retail	133.44	1,436	Acqua Kitchens Limited (CRN: 06309567)(1)	15 years from 15th September 2014 (3)	£36,000	14th September 2029
<b>Total Approximate Floor Area</b>		<b>133.44 (2)</b>	<b>1,436 (2)</b>			<b>£36,000</b>	

(1) Acqua Kitchens is a supplier of bespoke German-made kitchens with 3 showrooms across the surrey area. See <https://www.acquakitchens.co.uk/about-acqua/>

Acqua Kitchens Limited (CRN: 06309567) were incorporated in July 2007 and for the year ending 31st March 2023 reported Fixed Assets of £400,483 and Total Net Assets of £98,048 (Source: Mirco-entity Accounts as published at Companies House).

(2) The floor areas stated above are those published by the Valuation Office Agency at <https://www.tax.service.gov.uk/business-rates-find/valuations/start/559794084>

(3) The property is let for a term of 15 year from 15th September 2014 until 14th September 2029 by virtue of a lease from a term of 10 years from 15th September 2014 until 14th September 2024 and a supplemental agreement to extend the lease until 14th September 2029.



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## Contacts

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2024