

London Retail / Residential Portfolio.

Five freehold mixed-use investments situated
within the M25 London Orbital Motorway

ASKING PRICE - Offers in Excess of

£1,700,000

REVERSIONARY YIELD

8.66%

THE OPPORTUNITY

An income-led portfolio of five mixed-use commercial investments within the M25.

We are instructed to seek offers for the freehold interest in a portfolio of five mixed-use retail / residential properties.

The portfolio comprises 5 commercial demises and 4 residential ASTs across Surbiton, Carshalton, Welling and Thornton Heath - producing a current contracted income of **£118,800** per annum, with a reversionary ERV of **£156,400**.

Significant value-add opportunity exists through strategic asset management and / or redevelopment. Our client is seeking offers in excess of £1,700,000, subject to contract and exclusive of VAT.

Five	FREEHOLD PROPERTIES
Nine	TENANCIES
£118,800	CURRENT CONTRACTED INCOME
£156,400	REVERSIONARY ERV
6.58% / 8.66%	NIY / REVERSIONARY YIELD

72 Tolworth Broadway

01

Surbiton, KT6 - Retail / Residential



ANNUAL RENT **£29,200**

ERV **£40,700**

DESCRIPTION

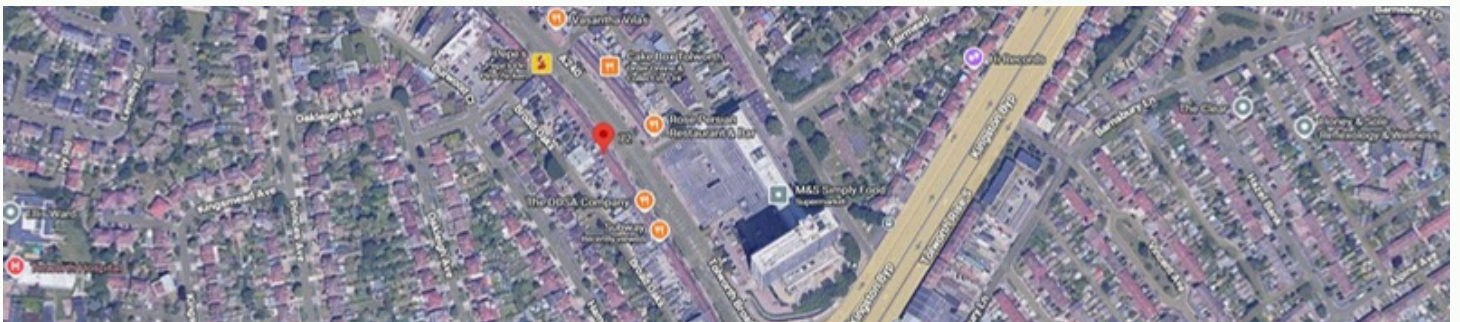
The property comprises a ground floor retail unit within a three-storey mid-terraced building of traditional brick construction, with a glazed frontage onto Tolworth Broadway and residential accommodation above.

The retail unit provides mainly open plan accommodation with ancillary storage and WC facilities, rear servicing access via Broad Oaks, and a residential unit above.

LOCATION

Located approximately 12 miles south-west of Central London and 2 miles south of Kingston upon Thames, the property sits on Tolworth Broadway, the area's main commercial pitch serving the surrounding suburban population.

The nearby A3 (0.3 miles) provides direct access to Central London, Guildford and the M25, while Tolworth Station (0.4 miles) offers regular rail services to London Waterloo and regional destinations.



13 Wrythe Lane, The Market

02

Carshalton, SM5 - Retail / Residential



ANNUAL RENT

£35,400

ERV

£46,000

DESCRIPTION

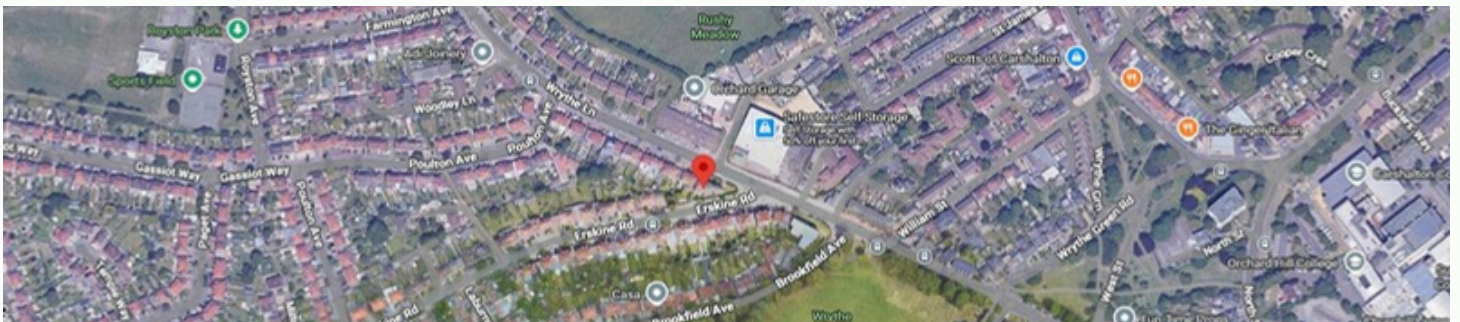
The property comprises a three-storey mixed-use building of traditional brick construction, providing a ground floor retail unit with a glazed frontage to Wrythe Lane and residential accommodation above.

The retail unit is arranged as open plan sales space with ancillary storage and rear servicing access, while the upper parts comprise two residential units arranged as a one-bedroom flat and a two-bedroom maisonette.

LOCATION

The property is located on Wrythe Lane, Carshalton, within a well-established neighbourhood retail parade serving the surrounding residential areas of Carshalton and Sutton, approximately 10 miles south-west of Central London.

The nearby A232 (0.3 miles) provides access to Croydon and Sutton, while rail services are available from St Helier Station (0.5 miles) and Carshalton Station (1 mile), offering connections to Central London and regional destinations.



34 Upper Wickham Lane

03

Welling, DA16 - Retail



ANNUAL RENT

£11,000

ERV

£14,500

DESCRIPTION

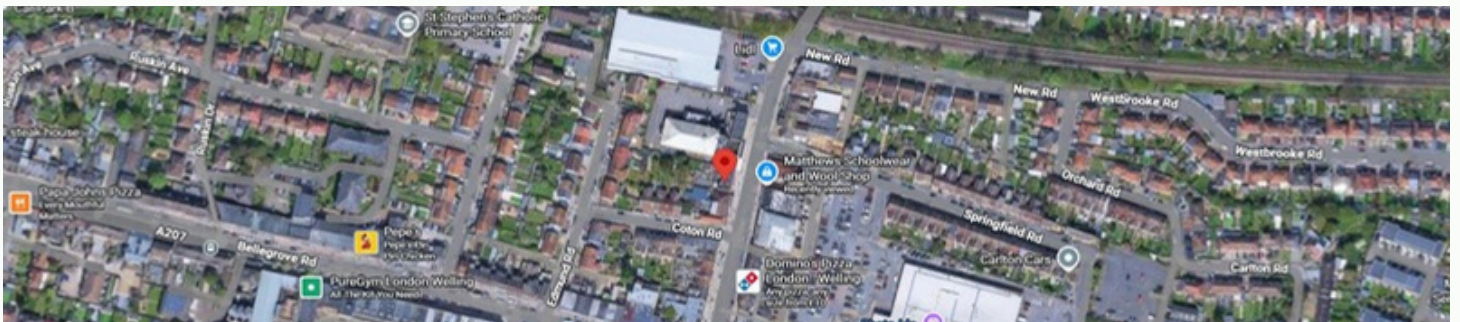
The property comprises a self-contained ground floor retail unit within a mid-terraced building of traditional brick construction, with residential accommodation arranged above.

The unit provides open plan retail accommodation with ancillary storage to the rear, benefiting from a glazed frontage to Upper Wickham Lane and rear access to a service yard.

LOCATION

The property is situated on Upper Wickham Lane, Welling, within an established suburban retail parade serving the surrounding residential areas of Welling and Bexleyheath, approximately 11 miles south-east of Central London.

The A207 (0.4 miles) and A2 (1 mile) provide direct access to Central London and the M25, while Welling Station (0.7 miles) offers regular services to London Bridge, Cannon Street and other regional destinations.



916 London Road

04

Thornton Heath, CR7 - Retail



ANNUAL RENT

£11,000

ERV

£20,000

DESCRIPTION

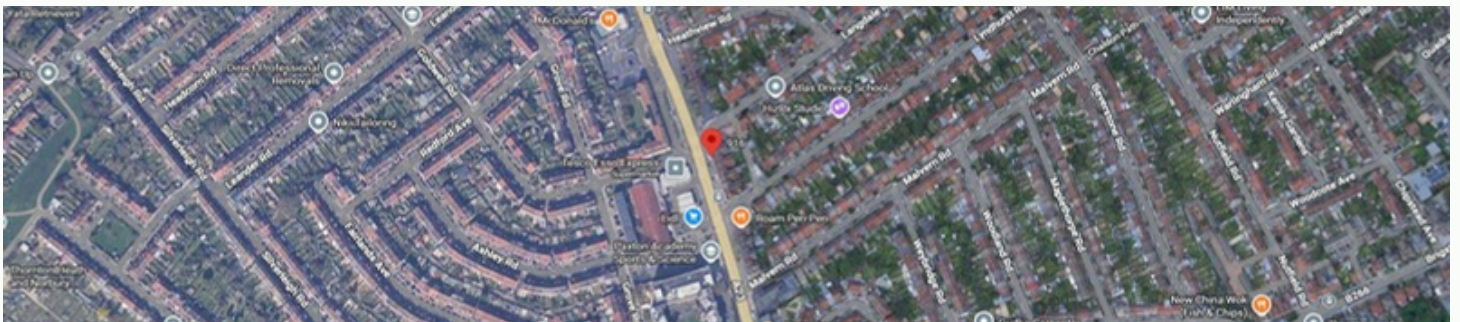
The property comprises a self-contained ground floor retail unit within a three-storey mid-terraced building of traditional brick construction, with a glazed frontage and small forecourt area.

The accommodation is arranged mainly as open plan retail space with tiled flooring and suspended LED lighting, together with ancillary storage and WC facilities to the rear.

LOCATION

The property is situated on London Road, Thornton Heath, a prominent route between Croydon and Norbury, approximately 9 miles south of Central London, within a densely populated suburban retailing location.

The A23 provides direct access to Central London, Croydon and the M23, while Thornton Heath Station (0.4 miles) offers regular services to London Victoria, London Bridge and other regional destinations.



73 Thornton Road

05

Thornton Heath, CR7 - Retail / Residential



ANNUAL RENT

£32,200

ERV

£35,200

DESCRIPTION

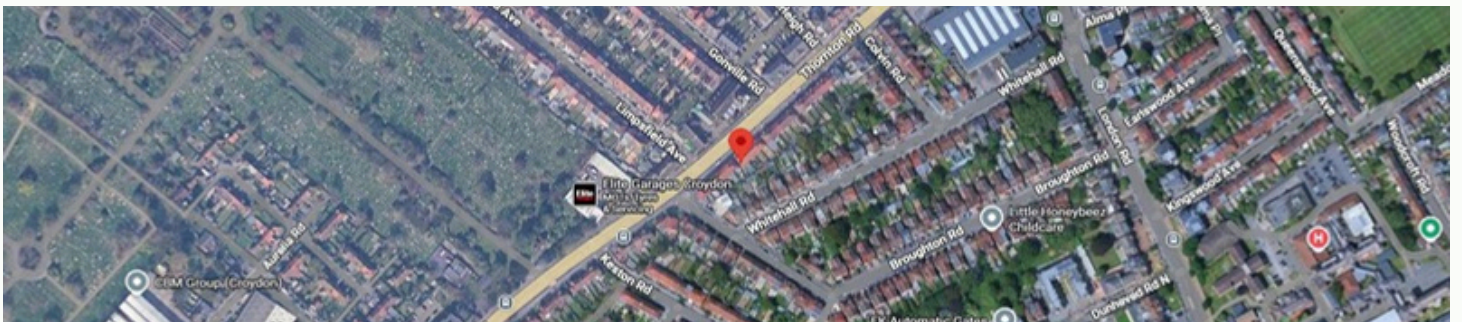
The property comprises a two-storey mid-terraced building providing a self-contained ground floor retail unit with residential accommodation above and is currently undergoing a retrofit/refurbishment.

The retail unit is arranged mainly as open plan space with ancillary storage, WC and kitchenette facilities, together with rear loading access via a roller shutter and a separate entrance to the upper floor accommodation.

LOCATION

The property is located on Thornton Road within an established neighbourhood retailing location serving Thornton Heath and Croydon, approximately 9 miles south of Central London.

The nearby A23 (0.3 miles) provides direct access to Central London, Gatwick and the M23, while Thornton Heath Station (0.6 miles) offers regular services to London Victoria, London Bridge and other regional destinations.



TENANCIES

Tenancy Schedule

Current contracted income: **£118,800 pa**
Reversionary ERV: **£156,400 pa**

PREMISES	TENANT	LEASE START	LEASE END	BREAK CLAUSE	RENT REVIEWS	RENT (PA)	FLOOR AREA (ITZA)	ERV (PA)	COMMENTS
72 Tolworth Broadway, Surbiton	Ali Shahzad Kwawja	01/05/2018	31/04/2023	-	-	£10,000	634.43	£21,500	Reversionary lease opportunity
27 Broadoaks (72a Tolworth Broadway), Surbiton	AST - residential	16/10/2023	-	-	-	£19,200	-	£19,200	Residential AST
13 The Market, Carshalton	Sivapathasundram Jananthan	11/07/2018	10/07/2033	11th July 2020 and rolling 6 monthly thereafter	11th July 2023 and every 5th anniversary thereafter	£12,000	667.3	£20,000	Reversionary on next review
13a The Market, Carshalton	AST - residential	01/02/2023	-	-	-	£11,400	-	£14,000	One-bedroom flat
13b The Market, Carshalton	AST - residential	15/08/2022	-	-	-	£12,000	-	£12,000	Two-bedroom maisonette
34 Upper Wickham Lane, Welling	Enoran Paramanathan	17/07/2021	16/07/2041	-	Every 4th anniversary of the lease date	£11,000	404.5	£14,500	20 year lease
916 London Rd, Thornton Heath	Emamuddin Salehi	02/11/2021	03/11/2041	Landlord redevelopment break option	4th November 2024 and 3rd yearly thereafter.	£11,000	486.9	£20,000	Landlord redevelopment break - significant reversion
73 Thornton Rd, Thornton Heath	Mohammad Shoaib Khan	10/06/2019	11/06/2039	-	12th June 2022 and 4th yearly thereafter.	£10,000	532.4	£13,000	20-year lease
73a Thornton Rd, Thornton Heath	AST - residential	05/08/2025	-	-	-	£22,200	-	£22,200	Residential AST
TOTAL						£118,800	2,725 sf ITZA	£156,400	

Commercial elements have been measured in accordance with the 6th Edition of the RICS Code of Measuring Practice. The floor areas for the residential flats have been taken from the relevant EPC's.

FINANCIALS

A diversified income stream with asset management opportunities.

ANNUAL RENT

OFFERS IN EXCESS OF

£1,700,000

Exclusive of VAT

NET INITIAL YIELD

6.58%

On current contracted income of
£118,800 pa

REVERSIONARY YIELD

8.66%

On full ERV of £156,400 pa

AGENTS

Speak to the team.

For further information, viewing requests, or to discuss the opportunity in greater detail, please contact a member of the investment team.



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