

FOR SALE

OFFICES & STORAGE WITH 3 BED FLAT – 4,783 SQ FT (444.34 SQ M)

135 Red Lion Road, Surbiton, Surrey, KT6 7RQ

Price | £1,000,000 Offers in the region of

Mixed Use Self-Contained Building

28 July 2026

DESCRIPTION

The property comprises a detached 3 storey building fronting Red Lion Road with offices on the ground and first floors plus a self-contained residential flat on the second floor. There is a covered yard with gated access from Red Lion Road plus a two-storey building at the rear with storage on the ground floor and offices on the 1st floor.

Each section of the building has WC and kitchen facilities, and a gas fired central heating system. There is also comfort cooling to the offices space on the ground floor of the front building.

Off street parking is available on the front forecourt.

LOCATION

The premises are located on the northwest side of Red Lion Road between Surbiton and Tolworth close to the junctions of Red Lion Road with Tankerton Road and Tolworth Park Road, opposite Tolworth Hospital. The junction of Red Lion Road with the A3 trunk road is approximately 0.5 miles to the south-west

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Front Office	888	82.5
First Floor Front Office	1,029	95.59
Covered Yard	541	50.26
Rear Ground Floor Storage	804	74.69
Rear First Floor Office	587	54.53
Second Floor Flat	934	86.77
TOTAL	**4,783**	**444.35**

AMENITIES

- Forecourt parking
- Mixed use offices, storage and residential
- Close to A3
- Residential conversion opportunity (STPP)

PRICE

Offers are required in the region of £1,000,000 for the freehold interest, subject to contract and with vacant possession of all but the 2nd floor flat.

PLANNING

The property is not in an area covered by an Article 4 Direction. It may be possible to convert part or parts of the property from offices to residential under permitted development prior approval (subject to obtaining the necessary consents).

LEASE

The commercial parts of the building are offered with vacant possession. The second floor flat is currently let on a periodic tenancy at a rent of £12,600 per annum.

RATES

Rateable value - £12,000.

VAT

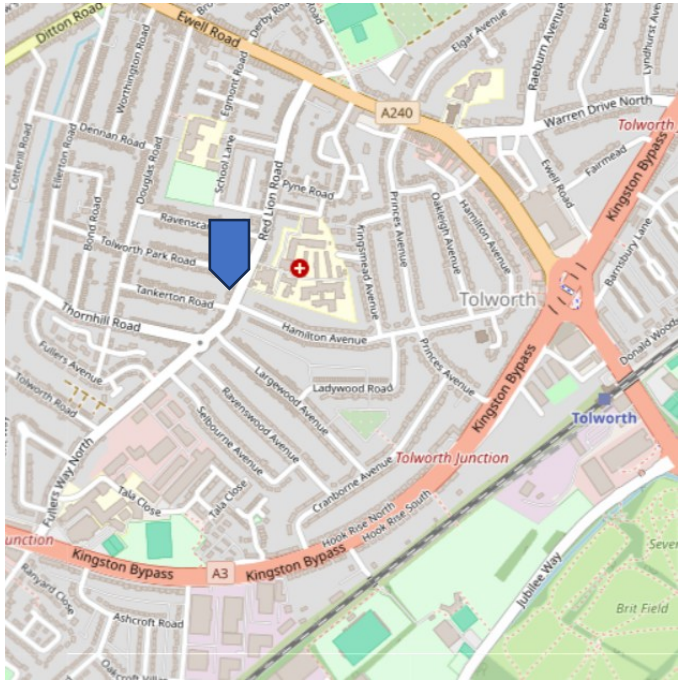
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.



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VIEWINGS

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