

# RIVERHOMES<sup>20</sup>



**Thames Ditton Marina  
Portsmouth Road**

Surbiton  
KT6

# RIVERHOMES 20



## Thames Ditton Marina

Thames Ditton Marina was created in 1957 by converting two former water treatment basins into the first purpose built marina on the non-tidal Thames. The site covers an approximate area of 4.5 acres plus c.327 m. of outside main river moorings. Over the following years various commercial units have been built along with a boatshed and slipway.

The present owner purchased the site on a 125 year lease in 2005 from Thames Water. In 2007, the full commercial freehold was purchased.

TDM Marine Limited, registered under company number 05552427, is an active company incorporated on 2 September 2005. The registered address is Based in Epsom, Surrey, and it has been operational for 18 years. The company is managed by 2 active directors and 1 active secretary, as per the latest confirmation statement submitted on 2<sup>nd</sup> September 2023.



## Thames Ditton Marina



### Location

Thames Ditton Marina is uniquely positioned along the River Thames, near Thames Ditton in Surrey. This tranquil location is known for its stunning riverside scenery and relaxed atmosphere. It is conveniently situated within easy reach of London, yet far enough to offer a serene escape from the city's hustle. The marina is accessible by road and is close to local amenities, making it an ideal spot for those seeking both leisure and convenience. The area around the marina is rich in natural beauty and offers a variety of recreational activities, making it a desirable location for boaters and nature enthusiasts alike.



## Thames Ditton Marina

### Main marina basins

There are currently moorings for around 90 boats. The majority of craft are leisure with a few pied-à-terre moorings. They are made up of 445 meters of leisure generating an income of £161,681.85 (£363.33 per meter) and 148.66 meters of pied-à-terre generating an income of £72,223.49 per annum (£485.83 per meter).



### Riverside moorings

Let to around 16 60 ft. live aboard craft. These are mainly wide/narrow beam and Dutch style craft. The whole run of moorings are recognised as residential under the recent CLUED approval. Mooring fees are currently exempt from VAT. There are 316.50 meters of moorings generating an income of £170,910.00 (£540 per meter). Council tax band A applies to these moorings.



## Thames Ditton Marina

### Restaurant

Presently under a 3 year lease and paying a turnover rent based on 6.5% gross sales per month. A report is provided by the 7<sup>th</sup> of each month giving the turnover figure of which an invoice is produced. This invoice is strictly payable under the lease by the 14<sup>th</sup> of the month. In 2023 the restaurant paid £62,260.00 in rent.

### Surbiton Cycles Rent

A long term reliable tenant having been here for approx. 10 years and under a 3 year lease. The present rent is £23,850 per annum which they traditionally pay 3 months in advance.

### Waterview Rent

Presently let under a 12 year agreement at £24,000 per annum with a new lease outside the act with a termination clause on development.

### Electrical recharges

Payments received via electricity cards purchased to allow credit on boats using power.

### Parking

A potentially lucrative way of obtaining short term income on an informal basis if required. Parking is possible at both ends of the marina but at present there are only 2 let to Waterview. Potential rent would be £1,500 – £2,000 per space.

### Units 4, 5, 6, 7 and 8

These are the 5 office units, all supplied with power. The tenants pay £12,000 each per annum – total £60,000.



## Thames Ditton Marina

### Unit 9 Main Warehouse

The refurbished warehouse is let on an annual tenancy at will, currently at £14,195.00 per annum.

### Unit 10 Middle storage unit

The middle unit between the new building and the main warehouse that has been separated into a stand-alone unit. Currently let at £7,200.00 per annum.

### Yard Office

Currently being used by the marina owners.

### Boatshed & Slipway

This unit has been completely refurbished with a new roof, electric roller doors and a new raised office area. Currently not let but the predicted rent could be around £25,000 per annum.

### EPC ratings

The Joinery Shop – B

Units 1 & 2 – C

Unit 3 - C



## Thames Ditton Marina

We are inviting unconditional offers over £8,000,000, subject to contract, for the acquisition of Thames Ditton Marina Ltd. The successful buyer will acquire the entire issued share capital of the company, free of any encumbrances.

All proposals must be submitted directly to RiverHomes, including the following details before presentation to the Directors:

1. Purchaser's details or company name
2. Clear proof of funds
3. Expected timeline for completing the acquisition, and
4. Solicitor's details.

Note that viewings are strictly by appointment only, arranged through RiverHomes, the vendor's sole selling agent.





# THAMES DITTON MARINA, KT6

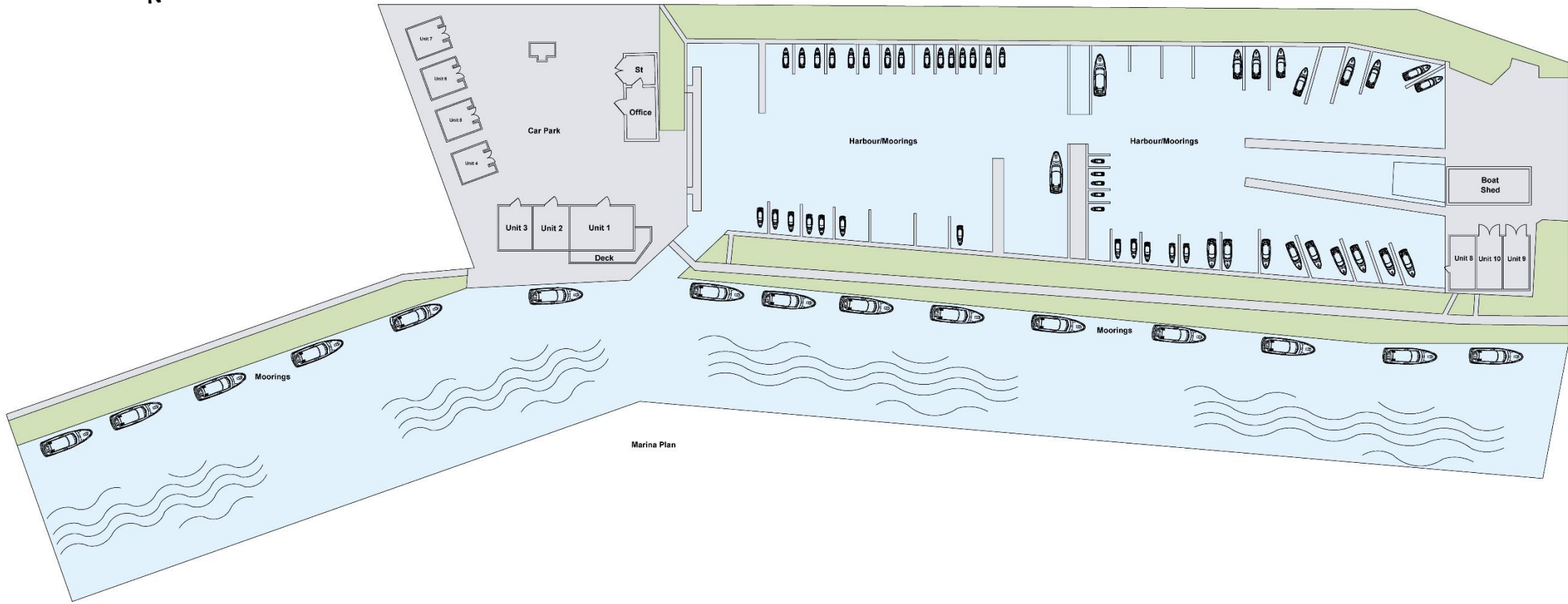
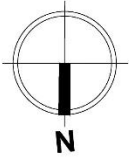


Illustration for identification purposes only, measurements are approximate, not to scale.

