

**Lot 2, 12-14 The Parade, Benyon Road, Carshalton, London,  
SM5 3RL**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



## Property Information

### Freehold Commercial Investment

- Retail Unit Let until 31 March 2031 (no breaks)
- Comprising of a Double Fronted commercial accommodation approximately 139.51 sq m (1,502 sq ft)
- Affluent and Attractive South London Suburb
- Situated within an Established Neighbourhood Retail Parade
- Nearby Occupiers Include Sainsbury's Local, Costa Coffee, Marks & Spencer and Boots
- VAT free investment

### Lot

2

### Auction

12th February 2026

### Rent

£12,900 per Annum Exclusive

### Status

Available

### Sector

Retail, High Street Retail

### Auction Venue

Live Streamed Auction

### Location

<b>Miles</b>	10 miles south of Central London
<b>Roads</b>	A232, A237, with connections to the A24 and M25
<b>Rail</b>	Carshalton Railway Station (services to London Victoria, London Bridge and Thameslink routes)
<b>Air</b>	London Gatwick Airport, London Heathrow Airport

### Situation

The property is situated within a popular and established neighbourhood retail parade on the north side of Benyon Road, close to its junction with Carshalton Road, Park Hill and The Parade. There is an eclectic mix of local retailers and service occupiers situated within the parade and nearby.

### Tenure

Freehold.

### EPC

Commercial Unit - Band B Please refer to the Legal Pack for the Residential EPCs.

### Description

The property comprises an attractive mixed-use building with self contained Double Fronted commercial accommodation on the Ground floor and Basement, while the upper floors comprise 4 x residential flats.

### 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.	Rent Review (Reversion)
Ground Basement	Retail Ancillary	70.34 69.17	(757) (745)	NICKEL SUPPORT COMMUNITY INTEREST COMPANY (CRN: 08038105)	10 years from 26/03/2021 (2)	£12,500	31/03/2026 (25/03/2031)
First Second	Residential flats	-	-	INDIVIDUAL	Let on 4 separate 125 years from 25/12/1988 until 25/12/2113. 87 years unexpired.	£400 (3)	2038 2063
<b>Total Approximate Commercial Floor Area</b>		<b>139.51 (1)</b>	<b>(1,502)</b>			<b>£12,900</b>	

(1) The commercial floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

(2) The lease provided for Tenant option to determine on 31/03/2026 upon serving 6 months notice, the Tenant has not exercised their notice to determine.

(3) The rent shown above for the residential flats is the combined rent for the 4 flats. The rent for each flat is £100 per annum exclusive (pax). Each residential lease provides for the rent to be increased to £150 pax on 25th December 2038 and to £200pax on 25th December 2063.

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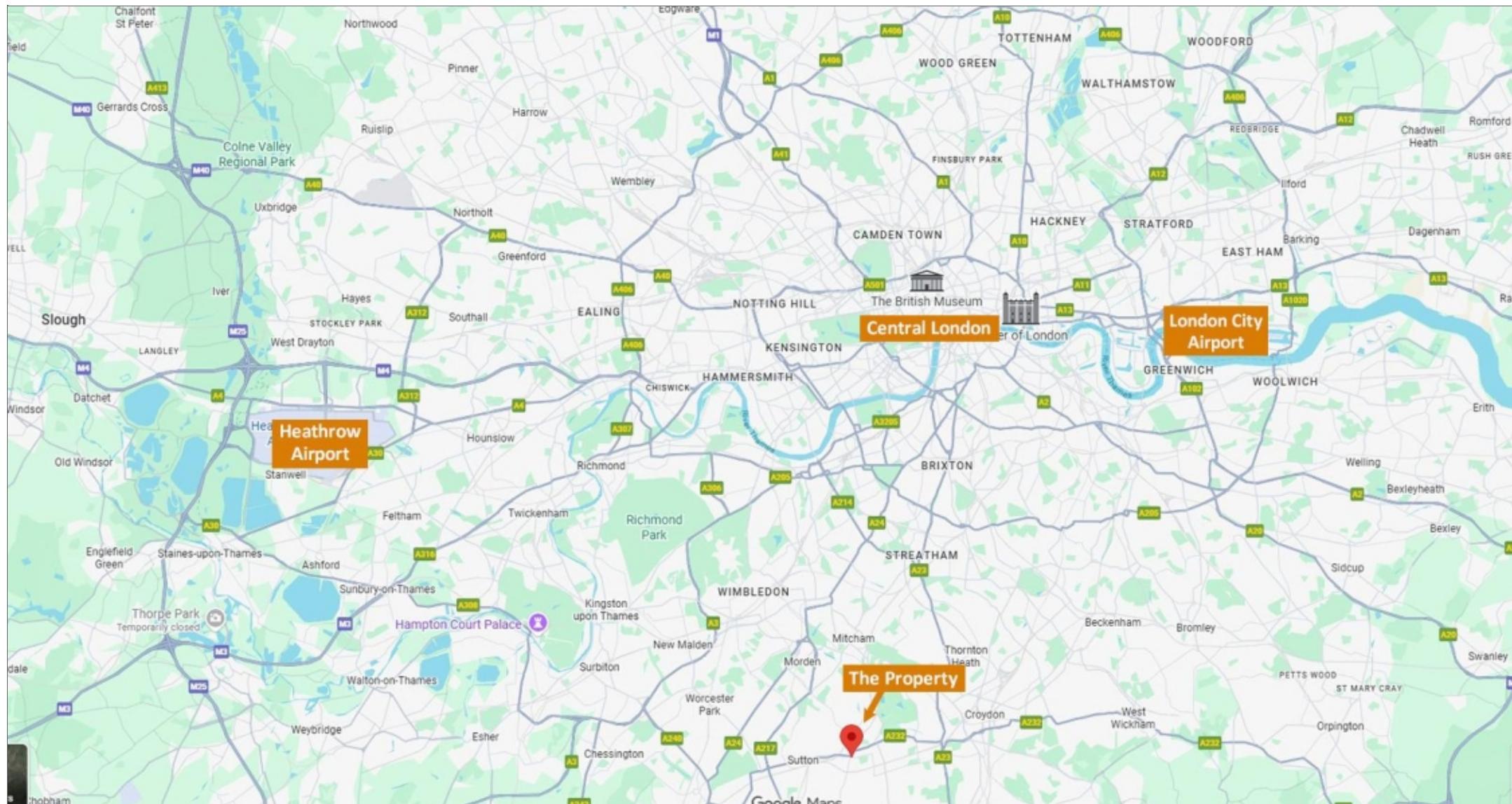
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## Contacts

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