

Lot 11, Screwfix, 31-35 Stafford Road, Wallington, Near Croydon, London, SM6 9AP

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



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Property Information

Long Let Trade Counter Investment

- Trade Counter investment let to Screwfix until June 2039 (subject to 2036 option)
- Recently completed lease extension
- Approx. 468.85 sq m (5,046.68 sq ft)
- Forecourt customer car park for approximately 7-8 cars
- Nearby occupiers include Sainsbury's, Superdrug, Tesco, Iceland, Superdrug and Holland & Barrett

Lot

11

Auction

26th March 2026

Rent

£90,000 per Annum Exclusive

Status

Available

Sector

Trade Counter/Builders Merchants

Auction Venue

Live Streamed Auction

Location

Miles

10 miles south of Central London, 2 miles east of Sutton, 2 miles south-west of Croydon

Roads

A237,A23,A22

Rail

Wallington Railway Station (approx. 40 mins to London Victoria)

Air

London Heathrow Airport, London Gatwick Airport

Situation

The property is situated in Wallington in the London Borough of Sutton, 10 miles south of Central London and 2 miles equidistant between Sutton and Croydon. The property occupies a prominent roadside position on the busy Stafford Road, close to its junction with Woodcote Road and less than 400 metres from Wallington Railway Station. Nearby occupiers include Sainsbury's, Superdrug, Tesco, Iceland, Superdrug and Holland & Barrett

Tenure

Long Leasehold. Held for a term of 250 years from 20/06/2019 at a peppercorn ground rent.

EPC

Band A.

Description

The property comprises a ground floor trade counter, forming part of a larger recently developed residential building and benefitting from the right to use the forecourt car park for customer parking for 7-8 cars.

VAT

VAT is applicable to this lot.

DISCLAIMER

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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
Ground	Trade Counter	468.85	(5,046)	SCREWFIX DIRECT LIMITED t/a Screwfix (1)	For a term of years until 19/06/2039 (2)(4)	£90,000 (3)	20/06/2029 20/06/2034

(1) Screwfix was established in 1979 and is one of the UK's leading retailer of trade tools, accessories and hardware products trading from over 900 stores across the UK (www.screwfix.com). For the year ending 31/01/2025 Screwfix Direct Limited reported a turnover of £2,539,100,000, a pre-tax profit of £220,200,000 and a net worth of £492,300,000 (NorthRow).

(2) The original lease was for a term of 10 years from 20/06/2019 at a rent of £90,000 p.a.x, the lease has recently been renewed for a further 10 years until 19/06/2039.

(3) The lease provides for a period of half rent from 20/03/2026 until 26/03/2028. The Seller will 'top-up' the rent from completion of the sale until the end of the half rent period. Therefore the property will effectively produce £90,000 pax from completion of the sale.

(4) The lease provides for a Tenant option to determine on 11/03/2036 upon serving 6 months notice.

N.B. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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