

Lot 16, Screwfix, Unit 1, Greyfriars Place, Greyfriars Road (A34), Stafford, Staffordshire ST16 2SD

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



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Property Information

Freehold Trade Counter Investment

- Let to Screwfix Direct Limited on a lease expiring June 2027
- 2022 Break NOT Exercised
- Used as a Trade Counter but benefits from Open A1 non-food
- Includes onsite Car Parking
- Rent Review 24th June 2022
- Prominence from the A34
- Nearby Occupiers include Halfords, Dunelm, Farmfoods, Dulux, Dreams and Eurofit

Auction 17/Feb/2022	Lot 16
Status Available	Rent £75,500 per Annum Exclusive
Auction Venue Live Streamed Auction	Sector Trade Counter

Location

Miles	15 miles south of Stoke-on-Trent, 26 miles north-west of Birmingham
Roads	A34, A449, M6
Rail	Stafford
Air	Birmingham Airport

Situation

Stafford is a popular town and Staffordshire's principal administrative centre, located 26 miles north-west of Birmingham. The town benefits from an excellent road network, with junctions 13 and 14 of the M6 located approximately 3 miles to the north and south. The property is located in a prominent location, 0.5 miles north of the Town Centre on Greyfriars Road (A34) close to its junction with Greyfriars Place. Greyfriars Road connects the town centre with the M6, 1.25 miles to the north of the property. Nearby occupiers include Dunelm, Halfords, Farmfoods, Dreams, Dulux, EuroFit & National Tyres

Tenure

Freehold.

Description

The property currently comprises a ground floor trade counter unit, benefitting from roller shutter doors, on site car parking for approximately 25 cars and open A1 non-food planning consent. The property is clearly visible from Greyfriars Road (A34) with access from Greyfriars Place.

VAT

VAT is applicable to this lot.

Completion Period

6 Week Completion

EPC

The EPC will be available to view online in the solicitor's legal pack.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x	Rent Review
Ground	Trade Counter	628.93 sq m (6,770 sq ft)	SCREWFIX DIRECT LIMITED (1)	10 years from 24/06/2017, expiring on 23/06/2027 on a full repairing & insuring lease (2)	£75,500	24/06/2022
Total		628.93 sq m (6,770 sq ft)			£75,500	

(1) Screwfix is part of Kingfisher plc, the international home improvement company, with over 1,200 stores in 10 countries in Europe, Russia and Turkey. For further information go to www.kingfisher.com. From power tools and work wear to cables and pipe fittings, Screwfix offers over 10,000 products available for pick up from 748 stores nationwide. (Source : www.screwfix.com)

For the year ending 31/01/2021 Screwfix Direct Limited reported Turnover of £2,029,900,000, a Pre-Tax Profit of £205,100,000 and Total Shareholders Equity of £1,024,100,000. (NorthRow 25/01/2022)

(2) Tenant option to break on 24th June 2022, NOT exercised

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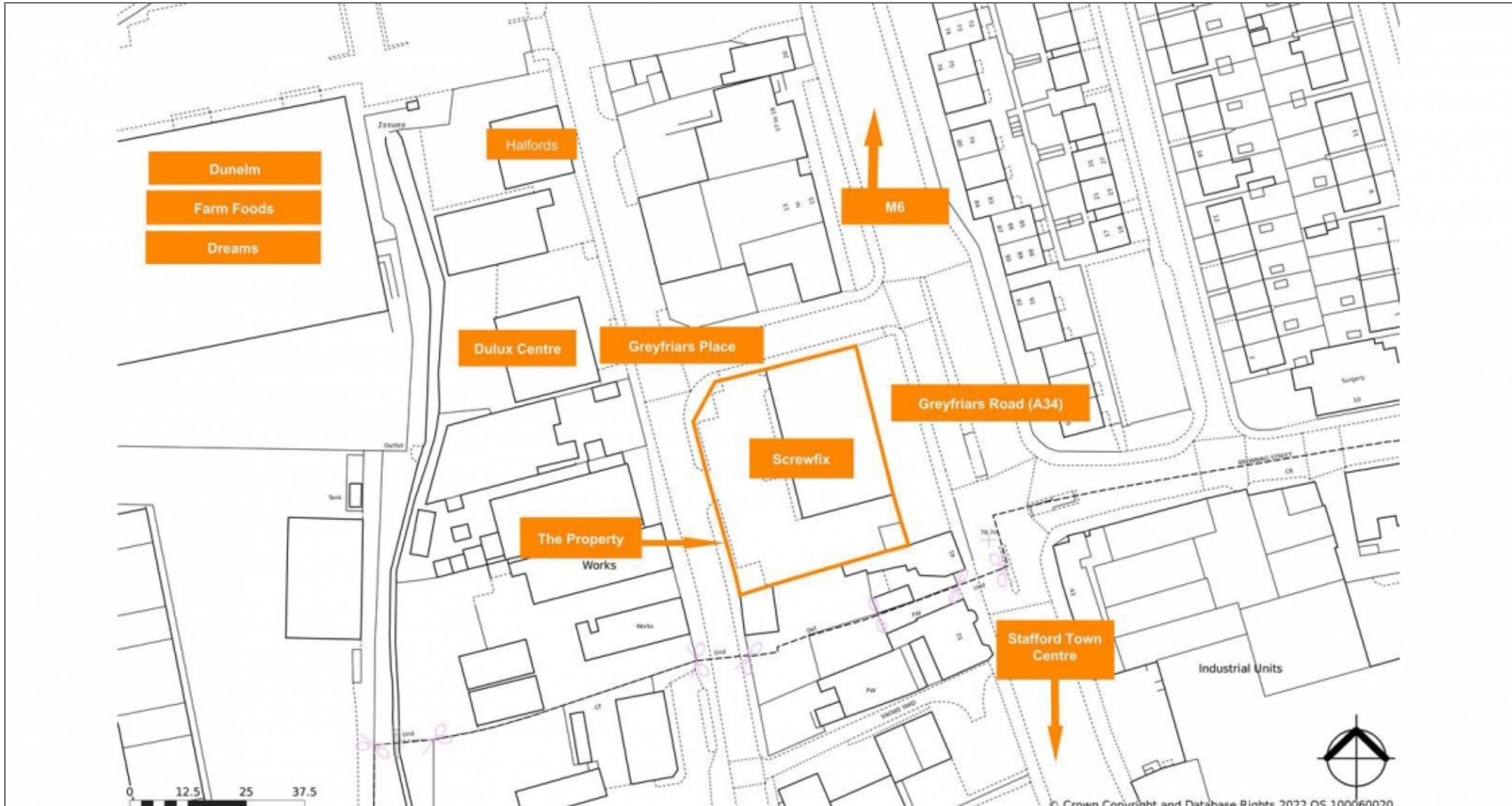
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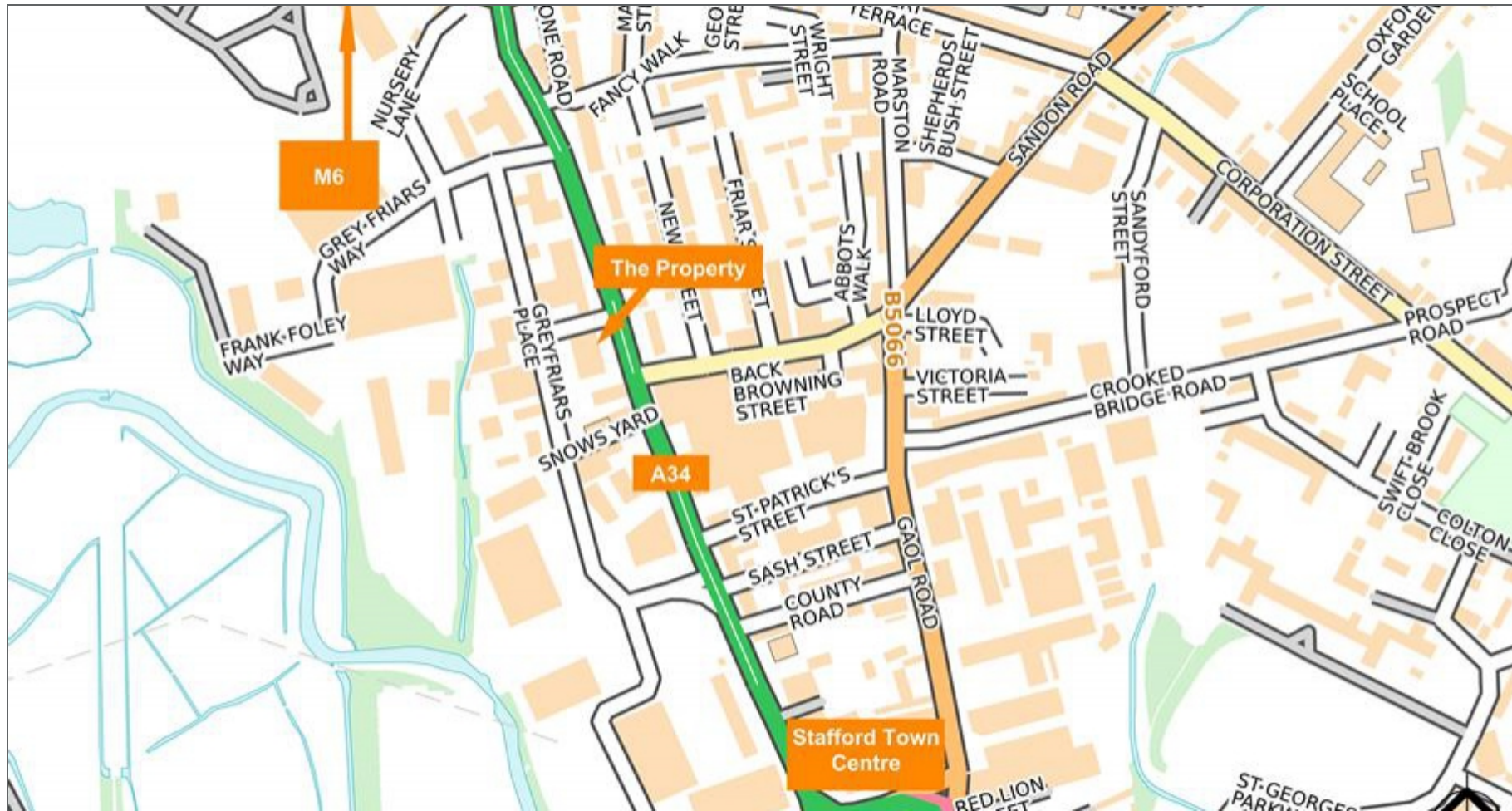
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September 2020