

224/226 KINGSTON ROAD NEW MALDEN KT3 3RN

L Leslie Perkins
Chartered Surveyors

**Fawcett
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Retail Expertise



EXCELLENT TRADE COUNTER INVESTMENT



INVESTMENT SUMMARY




- New Malden is one of London's most vibrant, suburban centres and a key London visitor destination.
- The town benefits from excellent transport infrastructure into Central London.
- The property occupies a highly prominent position on Kingston Road, in close proximity to other national retailers including **Aldi**, **Matalan** and **Jewson**.
- The commercial aspect of the property is let to the undoubted covenant of **Screwfix Direct Limited** for a term of **10 years from December 2021 without break**.
- There are two recently refurbished residential flats on the upper parts. There is also the potential to add an additional flat and extend the current accommodation.
- Freehold.

We have been instructed to seek offers in excess of **£2,050,000** (Two Million and Fifty Thousand Pounds) which reflects a **Net Initial Yield of 5.05%** after purchasers costs.

**224/226
KINGSTON ROAD
NEW MALDEN**

LOCATION

New Malden is a vibrant, very popular and affluent part of South West London, located within the London Borough of Kingston. Situated approximately 15km south west of Central London and 3.5km south east of Kingston.

-  The A3 passes through the eastern edge of the town providing access towards central London to the north east and Guildford to the south west.
-  New Malden railway station is strategically placed in the town centre and provides direct access into Central London (Waterloo), with a journey time of approximately 24 minutes.
-  Heathrow International Airport is situated approximately 9 miles to the north west of New Malden, servicing direct national and international flights.



New Malden benefits from **excellent transport infrastructure** into Central London.

224/226
KINGSTON ROAD
NEW MALDEN



DEMOGRAPHICS

The Royal London Borough of Kingston holds a highly affluent population of approximately 176,000 residents.

This population is projected to reach nearly 200,000 by 2027. The borough hosts a significantly higher than average population within the AB social grade (37%), indicating high levels of disposable income.

SITUATION

The subject property occupies a highly prominent corner position on the southern side of Kingston Road (A2043), which is the main route from New Malden to Kingston.

Kingston Road houses a number of popular independent retailers and national occupants in the vicinity of the subject property include:

MATALAN

JEWSON



FURNITURE
Village

carpetright.

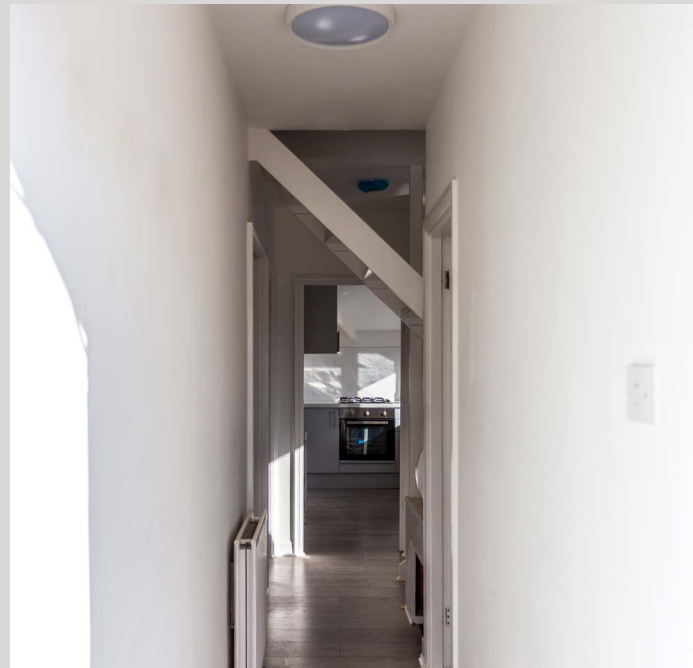
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LAWSONS

The property occupies a **highly prominent position** on Kingston Road

For Indicative purposes only.

224/226
KINGSTON ROAD
NEW MALDEN



DESCRIPTION

The property comprises an attractive end of terrace, two storey building with retail on the ground floor and two residential flats on the first floor. The demise includes 6 car parking spaces on the forecourt to the front of the property. In addition there is 2 hours free parking in the retail scheme opposite.

ACCOMMODATION

ADDRESS		SQ FT	SQ M
224/226 Kingston Road	Gross Internal Area	3,317	308.2
224a Kingston Road	One bedroom flat (with study and roof terrace)	636	59.1
226a Kingston Road	Two bedroom flat	664	61.7
Total		4,617	429.0

TENANCY

The ground floor is let to **Screwfix Direct Limited** for a term of **ten years commencing on the 13th December 2021** at a rent of **£80,000 per annum equating to £24.11 psf**. The rent is subject to an OMR review on 13th December 2026.

Screwfix secured this property in a competitive bidding situation. Further information is available on request.

The upper parts provide two residential flats that have recently been refurbished to a high specification. We have been advised by local estate agents the flats (1x 1 bedroom and 1x 2 bedroom) have a combined capital value of **£630,000 (£485 psf)** and a combined rental value of £2,500 pcm which shows an annual rent of **£30,000** for the residential accommodation. This would produce a projected total rental income of **£110,000 per annum**.

We understand the flats within the 297 unit Kingston East Residential scheme opposite the subject premises are commanding prices of £650-£700 psf.

ASSET MANAGEMENT

There is also the potential with an expired consent for an additional 1 bed flat as well as dormer loft extensions for the existing two flats.

TENURE

Freehold.

COVENANT INFORMATION



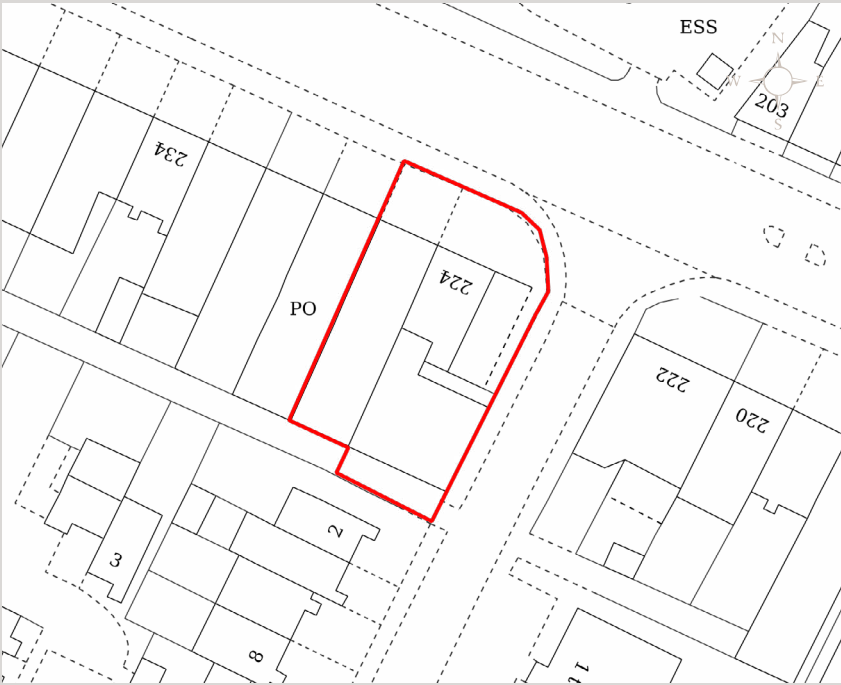
Screwfix Direct Limited (03006378)

Screwfix is the UK’s largest multi-channel retailer of trade tools, accessories and hardware products. The company was founded in 1979 and trades out of over 682 stores with approximately 12,500 employees across the UK. They are a wholly owned subsidiary of Kingfisher Plc who are listed on the Stock Exchange.

Screwfix Direct Limited has a CreditSafe rating of A-100 which indicates very ‘low risk’ of default.

A summary of the most recent financial accounts are as follows:

	2021	2020	2019
Turnover	£2,029,900,000	£1,834,700,000	£1,167,000,000
Pre-tax Profit	£205,100,000	£216,800,000	£197,100,000
Shareholder Funds	£1,024,000,000	£869,700,000	£722,600,000



For Indicative purposes only.



VAT

The property is elected for VAT purposes. It is anticipated that the sale will be treated as a transfer of a going concern (TOGC).

EPC

A copy of the Energy Performance Certificate is available upon request.

ANTI-MONEY LAUNDERING

In order to comply with Anti Money Laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

EXCELLENT TRADE COUNTER INVESTMENT



INVESTMENT EVIDENCE

ADDRESS	TENANT	RATE PSF	PRICE	YIELD	DATE
63 Chalk Farm Road, NW1	Toolstation until 2030	£35.64	£2,25m	3.76%	Dec 2021
2 Morden Road, Wimbledon	Tesco until 2032	£25.63	£2.0m	4.47%	Oct 2021
2/6 Witton Road, Twickenham	Tesco until 2036	£26.30	£2.4m	4.50%	Jun 2021

PROPOSAL

We have been instructed to seek offers in excess of **£2,050,000** (Two Million and Fifty Thousand Pounds) which reflects a **Net Initial Yield of 5.05%** after purchasers costs.

FURTHER INFORMATION



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