

Weybridge

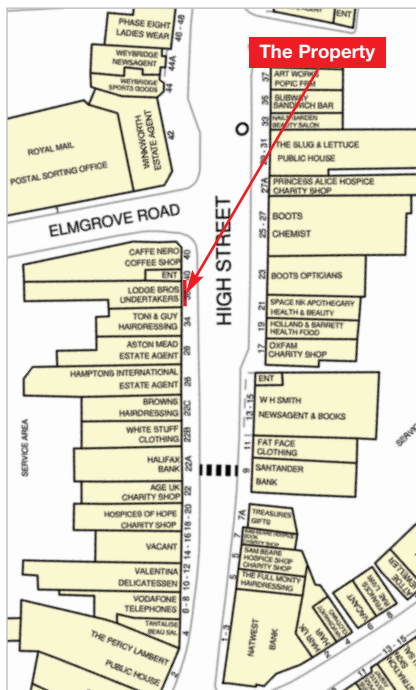
36 High Street

Surrey

KT13 8AB

- **Freehold Funeral Parlour Investment**
 - Entirely let to Lodge Bros. (Funerals) Limited
 - Lease expires 2036 (no breaks)
 - RPI linked Rent Reviews
 - No VAT applicable
 - Rent Review 2016
 - Current Rent Reserved
- £24,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Weybridge is a prosperous commuter town located some 20 miles south-west of Central London, 2 miles from Junction 11 of the M25 and 4 miles from Junction 2 of the M3. Heathrow Airport is approximately 8 miles north and the town benefits from a rail service to London Waterloo.

The property is situated on the north side of the High Street between its junctions with Baker Street and Elmgrove Road.

Occupiers close by include Caff  Nero, Toni & Guy, Boots Optician, WH Smith, Halifax, Santander, Fat Face, White Stuff, Boots Chemist and Waitrose.

Description

The property is arranged on ground and two upper floors to provide a ground floor funeral parlour. The first and second floors comprise residential accommodation which has been sold off on a long lease.

There is an outbuilding to the rear which provides ancillary accommodation for the funeral parlour. The property benefits from a tarmaced rear yard which has rear vehicular access from Elmgrove Road.

The property provides the following accommodation and dimensions:

Gross Frontage	6.50 m	(21' 4")
Net Frontage	4.90 m	(16' 1")
Shop Depth	5.64 m	(18' 5")
Built Depth	16.20 m	(59' 8")
Ground Floor	72.25 sq m	(778 sq ft)
Outbuilding	25.8 sq m	(278 sq ft)
First and Second Floor Residential (Not inspected by Allsop)		

Tenancy

The entire property is at present let to LODGE BROS. (FUNERALS) LIMITED for a term of 25 years from and including 20th October 2011 at a current rent of £24,000 per annum. The lease provides for rent reviews every fifth year of the term linked to RPI (capped at 3.5% per annum) and contains full repairing and insuring covenants.

The tenant has an option to extend the lease for a further 25 years at any time after the 24th year upon 3 months' notice.

The residential accommodation has been sublet on a 125 year lease from 1st January 2006.

Tenant Information

No of Branches: 39.

Website Address: www.lodgebros.co.uk

For the year ended 31st December 2012, Lodge Bros. (Funerals) Limited reported a turnover of £13,534,569, a pre-tax loss of £1,129,755, shareholders' funds of £8,123,224 and a net worth of £8,123,224.

(Source: riskdisk.com 04.09.2013)

VAT

VAT is not applicable to this lot. (NB. This is a condition of the lease)

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

Viewings are strictly by appointment only. Please e-mail your viewing request with full contact details to viewings@allsop.co.uk.

In the subject box of your e-mail, please ensure that you enter **Lot 14 Weybridge**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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