



**Tenure**  
Freehold.

**Location**  
Ashford is a densely populated London suburb located approximately 19 miles south-west of London, some 1 1/4 miles west of Staines. The property is situated in a mixed use area on the eastern side of Clarendon Road, close to its junction with Woodthorpe Road and short distance from Ashford Railway Station and Church Road, Ashford's main retail thoroughfare.

**Description**  
The property comprises two interconnected buildings which are arranged on ground and one upper floor to provide a stone mason showroom and workshop with office and staff accommodation above. The property also benefits from a self-contained yard to the rear.

The property provides the following accommodation and dimensions:		
Ground Floor	275.62 sq m	(2,967 sq ft)
First Floor	180.47 sq m	(1,942 sq ft)
Total	456.09 sq m	(4,909 sq ft)

**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 £30,000 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.

#### Tenant Information

No of Branches: 39.  
Website Address: [www.lodgebros.co.uk](http://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 31.10.2013).

#### 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.allstop.co.uk](http://www.allstop.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@allstop.co.uk](mailto:viewings@allstop.co.uk). In the subject box of your e-mail, please ensure that you enter **Lot 9 Ashford**.

## Ashford

### 4/6 Clarendon Road Middlesex TW15 2QE

- **Freehold Funeral Stone Mason Investment**
- Comprising a stone masons showroom, workshop, offices and yard
- Entirely let to Lodge Bros. (Funerals) Limited
- Lease expires 2036 (no breaks)
- Located close to Ashford Rail Station
- RPI Linked Rent Reviews
- No VAT applicable
- Rent Review 2016
- Current Rent Reserved

**£30,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**

