

Thames Ditton

37 High Street

Surrey

KT7 0SD

- **Freehold Funeral Parlour Investment**
 - Let to Lodge Bros. (Funerals) Limited
 - Lease expires 2036 (no breaks)
 - RPI linked Rent Reviews
 - No VAT applicable
 - Rent Review October 2016
 - Current Rent Reserved
- £22,500 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Thames Ditton is an affluent and attractive town located 18 miles south-west of London and 2 miles south-west of Kingston upon Thames. The town is located close to the A309, providing good access to the M3, which is 5 miles to the north-west. Thames Ditton Rail Station has a regular service to London Waterloo.

The property is situated in the town centre on the corner of the High Street and Ashley Road.

Occupiers close by include Boots the Chemist, The Post Office and a range of local retailers.

Description

The property is arranged on ground and one upper floor to provide a ground floor funeral parlour with residential accommodation above which has been sublet on a long lease. A separate doorway is situated to the side of the premises providing access to Willcocks Yard for loading purposes.

The property provides the following accommodation and dimensions:

Gross Frontage	5.70 m	(18' 8")
Net Frontage	5.45 m	(17' 10")
Return Frontage	2.30 m	(7' 6")
Shop Depth	8.10 m	(26' 7")
Built Depth	17.50 m	(57' 5")
Ground Floor	76 sq m	(818 sq ft)
First Floor Residential (Sub-let)		

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 £22,500 per annum, exclusive of rates. The lease provides for rent reviews every 5th year of the term linked to RPI (capped at 3.5 pa) 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 11th January 2011.

Tenant Information

No. of Branches: 16.

Website Address: www.lodgebros.co.uk

For the year ended 31st December 2011, Lodge Bros (Funerals) Ltd reported a turnover of £12,535,283, a pre-tax profit of £1,644,364 and a net worth of £9,447,988. (Source: riskdisk.com 31.10.12)

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

Viewings

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

In the subject box of your e-mail, please ensure that you enter **Lot 9 Thames Ditton**.

Energy Performance Certificate

For EPC Rating please see website.

