



Tenure

Freehold.

Location

Sunbury is located 15 miles south-west of London and 5 miles west of Kingston upon Thames. The town benefits from excellent road communications being situated adjacent to Junction 1 of the M3 motorway giving immediate access to Junction 12 of the M25, 5 miles to the south-west. Sunbury Rail Station has a regular service to London Waterloo.

The property is situated immediately north-west of the Sunbury roundabout junction, providing rapid access to the M3, A316 and A308. The property is situated within a mixed retail and residential area in a prominent position fronting the Sunbury roundabout.

Other occupiers close by include M & S Simply Food, KFC, Farmfoods, Greggs, William Hill, Ladbrokes, Boots, Blockbuster and Premier Inn.

Description

The property is arranged on ground and two upper floors to provide a ground floor funeral parlour with residential accommodation above which has been sublet on a long lease. There is parking available to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	5.80 m	(19' 0")
Net Frontage	5.10 m	(16' 9")
Shop & Built Depth	12.20 m	(40' 0")
Ground Floor	69.60 sq m	(749.17 sq ft)
First and Second Floors – Residential (sublet)		

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 £13,250 per annum, exclusive of rates. The lease provides for rent reviews every fifth 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 23rd September 2005.

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.allstop.co.uk

Viewings

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

In the subject box of your e-mail, please ensure that you enter

Lot 14 Sunbury-on-Thames.

Energy Performance Certificate

For EPC Rating please see website.

Sunbury-on-Thames

3 & 5 The Parade
Staines Road
Middlesex
TW16 7AB

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

£13,250 pa

SIX WEEK COMPLETION AVAILABLE

