

Solihull
562 Stratford Road
Shirley
West Midlands
B90 4AY

- **Freehold Funeral Directors Investment**
- To be let on a new 15 year lease
- Rent Review 2021
- VAT is not applicable
- Current Rent Reserved
£47,500 pa

On the Instructions of Funeral Partners Limited



SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure
 Freehold.

Location
 Shirley is a town in the Borough of Solihull which is an affluent West Midlands area located some 8 miles south-east of Birmingham. There is direct access to Junction 4 of the M42 Motorway via the A34 Stratford Road.

The property is situated on the west side of the busy A34 Stratford Road, adjacent to Solihull Our Lady of the Wayside Church. Occupiers close by on Stratford Road include PC World, Kwik Fit, Listers Jaguar and Sofa Works. In addition, Solihull Sears Retail Park is nearby.

Description
 The property comprises a funeral directors providing offices, stores, preparation, reception, waiting area, chapels of rest, garaging and parking within a variety of single and two storey buildings.

The property provides the following accommodation and dimensions:

Ground Floor		
Office/Reception	103.50 sq m	(1,114 sq ft)
First Floor Office/Store	60.5 sq m	(651 sq ft)
Ground Floor Rear		
Chapels, Freezer, Prep, Corridor		
Lobby	130.5 sq m	(1,405 sq ft)
Garage, Prep, Store,		
Staff, Fridge	148.5 sq m	(1,599 sq ft)
Garage Block	227.0 sq m	(2,443 sq ft)
Total	670 sq m	(7,212 sq ft)

Car Parking Front and Rear

Tenancy

The entire property will be let to FUNERAL PARTNERS LIMITED for a term of 15 years from completion at an initial rent of £47,500 per annum. The lease provides for rent reviews on the fifth and tenth anniversary of the term and contains full repairing and insuring covenants. The lease will contain an option for the lessee to take a new lease for a further term of 15 years on the same terms but with a rent review on the second day of the term (and subsequent reviews on the fifth and tenth anniversary of the new term).

Tenant Information

No. of Branches: 130, the third largest operator in the sector.
 Website Address: www.funeralpartners.co.uk
 For the year ended 30th September 2014, Funeral Partners Limited reported a turnover of £17,267,000, a pre-tax profit of £1,922,000, shareholders' funds of £11,066,000 and a negative net worth of £7,233,000. (Source: riskdisk.com 04.01.2016.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 140 Band F (Copy available on website).

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allso.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 127 Solihull**.