

London W13 **72/72A Northfield** **Avenue** **West Ealing** **W13 9RR**

- **Freehold Funeral Parlour Investment**
- Let to Lodge Bros (Funerals) Ltd
- Lease expires 2036 (no breaks)
- RPI linked Rent Reviews
- No VAT applicable
- Next Rent Review October 2016
- Current Rent Reserved
£9,650 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

West Ealing is located 10 miles west of Central London, 5 miles north of Richmond and 3 miles north-west of Chiswick. The area is served by West Ealing Rail Station, which links to Paddington and Heathrow, as well as Northfield Underground Station.

The property is situated on the west side of Northfield Avenue (B452) connecting West Ealing with Brentford to the south. Occupiers close by include Tesco Express and a wide variety of local traders.

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 sold off on a long lease. There is also a yard to the rear.

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

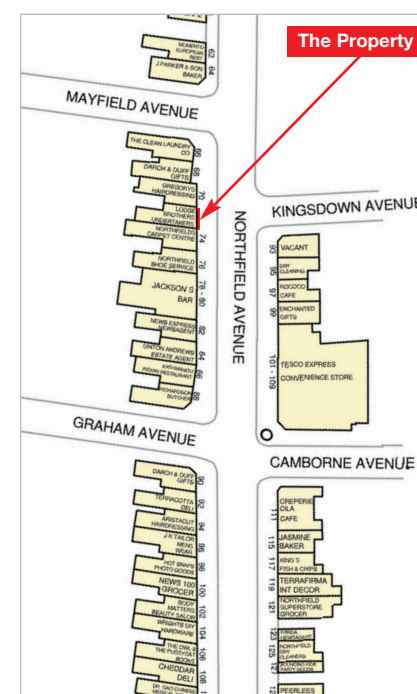
Viewings are strictly by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 9 London W13.**

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
72 Northfield Avenue	Lodge Bros (Funerals) Ltd (1)	Gross Frontage 5.6 m (18' 5") Net Frontage 4.0 m (13' 2") Shop Depth 5.3 m (17' 5") Built Depth 15.2 m (49' 10")	25 years from 20.10.2011 Rent review every 5th year linked to RPI (capped at 3.5%) FR & I (2)	£9,500 p.a.	Rent Review 2016 linked to RPI
72A Northfield Avenue	An Individual	First Floor Flat – Not inspected by Allsop	125 years from 01.01.2006	£150 p.a.	Reversion 2131

(1) 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)
(2) 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.

Total £9,650 p.a.



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

Seller's Solicitor J Cavell Esq, ASB Law. Tel: (01622) 656500 Fax: (01622) 656692 e-mail: jonathan.cavell@asb-law.com