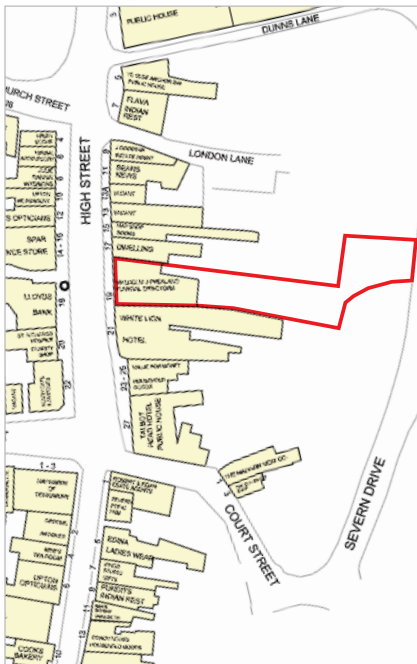


# Upton-upon-Severn

19/19A High Street  
Worcestershire  
WR8 0HJ

- Attractive Freehold Funeral Directors and Residential Ground Rent Investment
- Shop let to Dignity Funerals Ltd until 2022
- Attractive town in Malvern Hills
- Prominent High Street location opposite Lloyds Bank and Spar
- VAT not applicable
- Rent Reviews 2017
- Total Current Rents Reserved  
**£12,200 pa**



**Tenure**  
Freehold.

## Location

Upton-upon-Severn is a popular tourist town in the Malvern Hills, situated on the west bank of the River Severn, some 6 miles north-west of Tewkesbury. The town is approximately 4 miles north-west of Junction 8 of the M5 Motorway and 3 miles north of Junction 1 of the M50 Motorway. The property is situated in the town centre on the main retail thoroughfare along High Street, between its junctions with Church Street and New Street. Occupiers close by include Lloyds Bank and Spar (both opposite), Boots Opticians, and Co-operative Food together with numerous local traders.

## Description

This attractive Grade II listed property is arranged on basement, ground and two upper floors to provide a funeral directors on ground and basement floors together with residential accommodation above which will be sold off on a long lease from completion (3). The property benefits from a car park and wooden garage building to the rear, accessed via a gated entrance from Severn Drive.

## Residential Accommodation (3)

The residential accommodation, comprising 5 flats, may be available by way of separate negotiation. Please contact the auctioneers for further information.

## VAT

VAT is not applicable to this lot.

## Documents

The legal pack will be available from the website [www.allsp.co.uk](http://www.allsp.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation (2)			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor and Basement 19	Dignity Funerals Limited (1)	Basement	23.1 sq m	(249 sq ft)	10 years expiring 26.07.2022 Rent review 26.07.2017 FR & I	£8,000 p.a.	Rent Review 2017
Ground Floor 19A		Ground Floor	48 sq m	(517 sq ft)			
		Ground Floor	34.6 sq m	(372 sq ft)	Approximately 9 years from 18.12.2013 and expiring 26.07.2022 Rent review 26.07.2017. FR & I	£4,200 p.a	Rent Review 2017
Part Ground, First and Second Floors	To be advised	Residential – Five Flats (not inspected by Allsp)			999 years from completion (3)	Peppercorn	Reversion 3015

(1) No of Branches: 781. Website Address: [www.dignityfunerals.co.uk](http://www.dignityfunerals.co.uk). For the year ending 25th December 2015, Dignity Funerals Limited reported a turnover of £266.21m, a pre-tax profit of 88.28m, shareholders' funds of £55.18m and a negative net worth of £60.216m (Source: Experian 08.06.2016.)  
(2) Not measured by Allsp, areas taken from [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk)

**Total £12,200 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

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