

Stone

33/33A High Street Staffordshire ST15 8AJ

- **Freehold Funeral Parlour Investment with Vacant Upper Parts**
- Town centre location
- Let to Funeral Services Limited (t/a The Co-operative Funeralcare)
- Vacant possession of upper floors with residential conversion potential
- Shop Reversion 2026
- No VAT applicable
- Total Current Rents Reserved
£25,000 pa
Rising to £27,500 pa in 2019

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Stone is an affluent market town on the River Trent, with a population of some 12,000, situated close to Junctions 14 and 15 of the M6 Motorway and on the A34, A57 and A520 trunk roads. Stoke-on-Trent is some eight miles to the north, with Birmingham some 25 miles to the south. The property is situated in a first class trading position on the north side of the pedestrianised High Street, close to Market Place. Occupiers close by include British Heart Foundation, WH Smith (both adjacent), Ladbroke's, Boots, Clinton Cards, Subway and Barclays.

Description
The property is arranged on ground and two upper floors to provide a ground floor retail unit currently arranged as a funeral parlour. The upper floors provide vacant ancillary accommodation, which benefits from private rear access. The shop benefits from a secure rear yard/car park.

Planning
The upper floors have residential conversion potential, subject to obtaining all necessary consents. Plans have been prepared and are available to inspect on our website. The works have conditional building regulations approval. All enquiries should be referred to Staffordshire Council. Website Address: www.staffordshire.gov.uk

Tenant Information
No. of Branches: 1,000.
Website Address: www.co-operativefuneralcare.co.uk
Funeral Services Limited are a wholly owned subsidiary of The Co-operative Group.

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
EPC Rating 106 Band E (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Funeral Services Limited (t/a The Co-operative Funeralcare)	Gross Frontage 10.40 m Net Frontage 8.60 m Shop Depth 10.65 m Built Depth 18.40 m Ground Floor 113.65 sq m	(34' 2") (28' 3") (34' 11") (60' 4") (1,223 sq ft)	10 years from 14.11.2016 Rent review and tenant's option to break in the fifth year FR & I	£25,000 p.a. Rising to £27,500 p.a. in 2019
First and Second Floor	Vacant	First Floor 16.00 sq m Second Floor – Not inspected	(172 sq ft)		Rent Review 2021
Total					£25,000 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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