

Faringdon

8 Marlborough Street Oxfordshire SN7 7JP

- **Freehold Funeral Directors Investment**
 - Town centre location opposite Budgens and Costa Coffee
 - Let until 2025 (1)
 - No VAT applicable
 - Future residential potential on upper floors (2)
 - Rent Review 2020
 - Current Rent Reserved
- £6,283 pa**



Tenure
Freehold.

Location
The market town of Faringdon is located approximately 16 miles south-west of Oxford. The town enjoys good communications as it lies alongside the A420 Oxford to Swindon Road. The property is situated on the north side of Marlborough Road in the heart of Faringdon town centre. Marlborough Street acts as the main thoroughfare and retail pitch of the town and connects with the A417 (Park Road) some 0.1 miles south, which in turn connects directly to the A420. Occupiers close by include Budgens and Costa Coffee (both opposite) and Betfred amongst a number of local traders.

Description
The property is arranged on ground, first and attic floors to provide a ground floor funeral directors office with ancillary accommodation arranged over the upper floors.

The property provides the following accommodation and dimensions:

Ground Floor	51.3 sq m	(552 sq ft)
First Floor	52.3 sq m	(563 sq ft)
Attic	52.95 sq m	(570 sq ft)
Total GIA	156.55 sq m	(1,685 sq ft)

NB. Not inspected by Allsop. Measurements taken from www.2010.voa.gov.uk

Tenancy
The entire property is at present let to G & L EVANS LTD for a term of 15 years from 10th February 2010 at a current rent of £6,283 per annum. The lease provides for rent reviews every fifth year of the term and contains internal repairing and insuring covenants.
(1) There is a tenant's option to determine the lease in February 2020.

Tenant Information
Website Address: www.evansfunerals.com
The tenants operate from 4 branches in Oxfordshire and Wiltshire.

VAT
VAT is not applicable to this lot.

Development Potential (2)
The upper floors could be self-contained with potential access from the rear, subject to the existing tenancy and obtaining all necessary consents.

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

Energy Performance Certificate
For EPC Rating please see website.

