

Liverpool

Lusitania House

444 Cherry Lane

Merseyside

L4 8TT

- **Freehold Funeral Directors Investment**
 - Let to Dignity Funerals Limited
 - Lease expiring 2040
 - Rent Review 2013
 - No VAT applicable
 - Current Rent Reserved
- £27,500 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
The city of Liverpool is one of the major commercial and retailing centres of North-West England with a population in excess of 480,000. The city has excellent road communications being served by the M53, M57 and M62 motorways which in turn link to the M6, 4 miles from Liverpool city centre.
The property is situated in a predominantly residential area in a prominent corner position at the junction of Cherry Lane and Townsend Avenue (A580) approximately 3 miles north-west of Liverpool city centre in a predominantly residential area.

Description
The property comprises a funeral directors arranged on basement and ground floor, providing reception area, offices, chapels of rest and ancillary accommodation. There is a yard to the rear which is accessed via Cherry Lane.
Nearby occupiers include Ladbrokes, a public house and a range of local traders.

The property provides the following accommodation and dimensions:

Gross Frontage	33.70 m	(110' 6")
Ground Floor (GIA)	259.60 sq m	(2,794 sq ft)
Basement (GIA)	176.85 sq m	(1,903 sq ft)
Total (GIA)	436.45 sq m	(4,697 sq ft)

Tenancy

The entire property is at present let to DIGNITY FUNERALS LIMITED for a term of 30 years from 25th February 2010 at a current rent of £27,500 per annum, exclusive of rates. The lease provides for rent reviews every third year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: Dignity Funerals have 550 establishments and 33 crematoria.
Website Address: www.dignityfunerals.co.uk
For the year ended 25th December 2009, Dignity Funerals Limited reported a turnover of £171.81m, a pre-tax profit of £37.356m and a net worth of £69.726m. (Source: riskdisk.com 04.02.2011)

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 90 Liverpool**.

