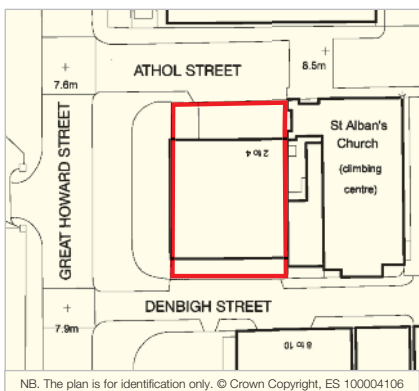
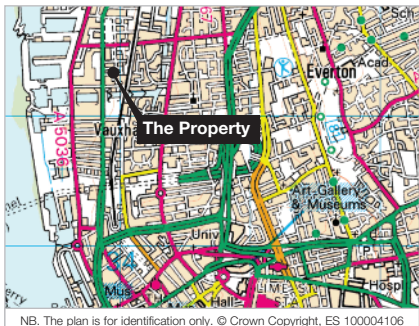


Liverpool

2-4 Athol Street Merseyside L5 9TN

- **Freehold Funeral Parlour Investment**
- Let to Dignity Funerals Limited
- Lease expires 2025
- Located within an established industrial area
- No VAT applicable
- Rent Review 2016
- Current Rent Reserved
£35,000 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 an established industrial location adjacent to the A565 Great Howard Street, some one mile north of Liverpool city centre. Sandhills Rail Station is approximately 500 metres to the north.

Description

The property comprises a funeral parlour on a site of approximately 0.1 hectare (0.246 acres). The buildings comprise a single storey warehouse arranged as garages and mortuary, with basement ancillary accommodation. The adjoining building is arranged on ground and first floor to provide ground floor reception and stores with office and staff accommodation above. There is a forecourt area, and parking for approximately 6 cars.

The property provides the following accommodation and dimensions:

Basement (GIA)	369.50 sq m	(3,977 sq ft)
Ground Floor (GIA)	633.20 sq m	(6,816 sq ft)
First Floor (GIA)	146.05 sq m	(1,572 sq ft)
Total (GIA)	1,148.75 sq m	(12,365 sq ft)

Tenancy

The entire property is at present let to DIGNITY FUNERALS LIMITED for a term of 15 years from 25th February 2010 at a current rent of £35,000 per annum. The lease provides for rent reviews every third year of the term and contains full repairing and insuring covenants, subject to a schedule of condition.

Tenant Information

Website Address: www.dignityfunerals.co.uk

For the year ended 27th December 2013, Dignity Funerals Limited reported a turnover of £219m, a pre-tax profit of £54.4m, shareholders' funds of £77m and a negative net worth of £45.2m. (Source: riskdisk.com 19.09.2014).

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 128 Band F (Copy available on website).

Viewings

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

In the subject box of your e-mail, please ensure that you enter **Lot 65 Liverpool**.

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 G Battersby Esq, Kuit Steinart Levy. Tel: 0161 832 3434 e-mail: gillianbattersby@kuits.com