

# Royston

## Newling House

### Market Hill

### Hertfordshire

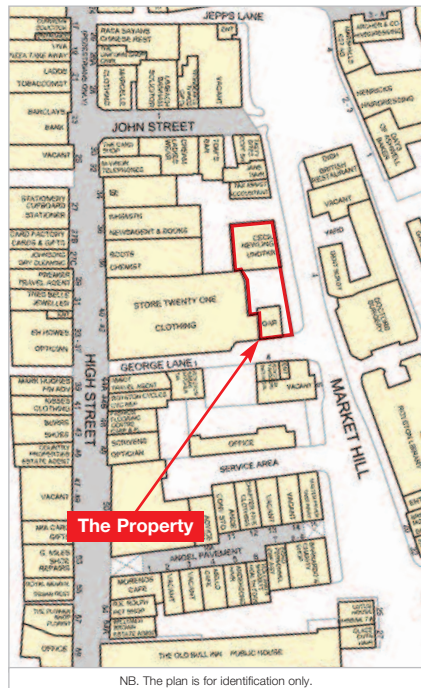
### SG8 9JL

- **Freehold Funeral Parlour Investment**
- Comprising a ground floor funeral parlour with office accommodation above
- To be entirely let to Lodge Bros. (Funerals) Limited on a new 15 year lease (no breaks)
- Fixed 2% pa compounded rental increases every fifth year
- No VAT applicable
- Town centre location
- Current Rent Reserved  
**£18,750 pa**  
**rising to £20,701.52 pa in 2019 and**  
**£22,856.15 pa in 2024**

On the Instructions of



**SIX WEEK COMPLETION AVAILABLE**



NB. The plan is for identification only.



#### Tenure

Freehold.

#### Location

Royston has a population in excess of 15,000 and is situated in North Hertfordshire close to the boundary with Cambridgeshire. Royston is situated some 16 miles south of Cambridge and Junction 9 of the A1(M) is approximately 10 miles to the south-west. Junction 23 of the M25 is located 30 miles to the south via the A1(M).

The property is situated within the town centre on Market Hill, between its junctions with John Street and George Lane, a short distance from the pedestrianised High Street.

Occupiers nearby include Barclays, Boots, WH Smith, Peacocks, EE, Card Factory and Royston Library amongst many others.

#### Description

The property is arranged on ground and one upper floor to provide a ground floor funeral parlour with ancillary accommodation above.

The property benefits from a separate trade access as well as a double garage and parking for 3/4 cars.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>9.45 m</b>	<b>(31' 0")</b>
<b>Net Frontage</b>	<b>4.55 m</b>	<b>(14' 11")</b>
<b>Return Frontage</b>	<b>5.05 m</b>	<b>(16' 7")</b>
<b>Built Depth</b>	<b>17.40 m</b>	<b>(57' 1")</b>
<b>Ground Floor</b>	<b>171.70 sq m</b>	<b>(1,848 sq ft)</b>
<b>First Floor</b>	<b>41.30 sq m</b>	<b>(444 sq ft)</b>
<b>Total</b>	<b>213 sq m</b>	<b>(2,292 sq ft)</b>

NB. Area excludes garage.

#### Tenancy

The entire property is to be let to LODGE BROS. (FUNERALS) LTD for a term of 15 years from completion at a current rent of £18,750 per annum. The lease provides for fixed 2% pa compounded rental increases every fifth year of the term and contains full repairing and insuring covenants.

#### Tenant Information

No. of Branches: 41.

Website Address: [www.lodgebros.co.uk](http://www.lodgebros.co.uk)

For the year ended 31st December 2012, Lodge Bros. (Funerals) Limited reported a turnover of £13,534,569, a pre-tax loss of £1,129,755, shareholders' funds of £8,123,224 and a net worth of £8,123,224. (Source: riskdisk.com 20.02.2014).

#### Planning (1)

The first floor may be suitable for residential conversion subject to the existing lease and all necessary consents being obtained.

All enquiries should be referred to: Hertfordshire County Council  
Tel: 0300 123 4040. Website: [www.hertsdirect.org](http://www.hertsdirect.org)

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

For EPC Rating please see website.

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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