

**Lot 26, Heart of England Co-op Funerals, King's Walk, Earl Shilton, nr Leicester,
Leicestershire LE9 7NL**

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Funeral Parlour Investment		Location	Description
<ul style="list-style-type: none">Let to Heart of England Co-Operative Society LimitedTenant in occupation for over 15 yearsRenewed 12-year lease from September 2021 (subject to option)RPI-linked Rent Reviews in 2026 and 2031VAT not applicableNearby occupiers include Co-operative Convenience Store, Nisa Local, Domino's and an eclectic mix of independent retailersAlternative use/redevelopment potential (subject to lease and consents)		<p>Miles 10 miles south-west of Leicester, 33 miles south-west of Nottingham</p> <p>Roads A5, A47, A47, M1 (Junction 21), M69 (Junction 2)</p> <p>Rail Hinckley Train Station</p> <p>Air East Midlands Airport</p>	<p>The property comprises a funeral parlour arranged on the ground floor only. The property benefits from 3 car parking spaces to the front of the property.</p>
<p>Lot 26</p> <p>Rent £11,000 per Annum Exclusive</p> <p>Sector High Street Retail</p> <p>On Behalf of Trustees</p>		<p>Auction 27th March 2024</p> <p>Status Sold Prior</p> <p>Auction Venue Live Streamed Auction</p>	<p>VAT</p> <p>VAT is not applicable to this lot.</p> <p>Completion Period</p> <p>Six Week Completion</p>
		<p>Situation</p> <p>Earl Shilton is a market town in Leicestershire located 10 miles south-west of Leicester City Centre. The property is situated on the east side of King's Walk, close to its junction with Wood Street, the principal retailing street in the town centre. Nearby occupiers include Co-operative Convenience Store, Nisa Local, Domino's and an eclectic mix of independent retailers.</p> <p>Tenure</p> <p>Freehold.</p> <p>EPC</p> <p>Band D</p>	

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.	Rent Reviews
Ground	Funeral Parlour	146.70	(1,579)	HEART OF ENGLAND CO-OPERATIVE SOCIETY LIMITED (2)	12 years from 01/09/2021 (3) on a full repairing and insurance lease	£11,000	01/09/2026 & 01/09/2031
Total		146.70	(1,579)			£11,000	

(1) Areas provided by VOA (www.gov.uk/find-business-rates)

(2) The Heart of England Co-Operative Society Limited are a regional, co-operative society that have been established since 1832 in the East Midlands. As well as funeral care, the Society also offers Food services employing a 600-strong workforce, trading from over 30 stores within local communities across Coventry, Warwickshire, south Leicestershire and Northamptonshire. (www.heartofenglandcoopfunerals.co.uk)

(3) The lease is subject to a tenant option to determine on 31/08/2026 and 31/08/2031.

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Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Henry John
+44 (0)20 7034 4860
+44 (0)7876 884 320
henry.john@acuitus.co.uk

Seller's Solicitors

Freeths LLP
80 Mount Street
Nottingham
NG1 6HH

Ben Cox
03450 305641
Ben.Cox@freeths.co.uk

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