

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)



Freehold Funeral Parlour Investment

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Property Information

Freehold Funeral Parlour Inves	tment	Location	Description
Domino's and an eclectic mix of in	ears tember 2021 (subject to option) and 2031 rative Convenience Store, Nisa Local,	Miles10 miles south-west of Leicester, 33 miles south-west of NottinghamRoadsA5, A47, A47, M1 (Junction 21), M69 (Junction 2)RailHinckley Train StationAirEast Midlands AirportSituation	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. VAT VAT is not applicable to this lot.
Lot 26 Rent £11,000 per Annum Exclusive	Auction 27th March 2024 Status Sold Prior	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.	Completion Period Six Week Completion
Sector High Street Retail On Behalf of Trustees	Auction Venue Live Streamed Auction	Tenure Freehold. EPC	
		Band D	

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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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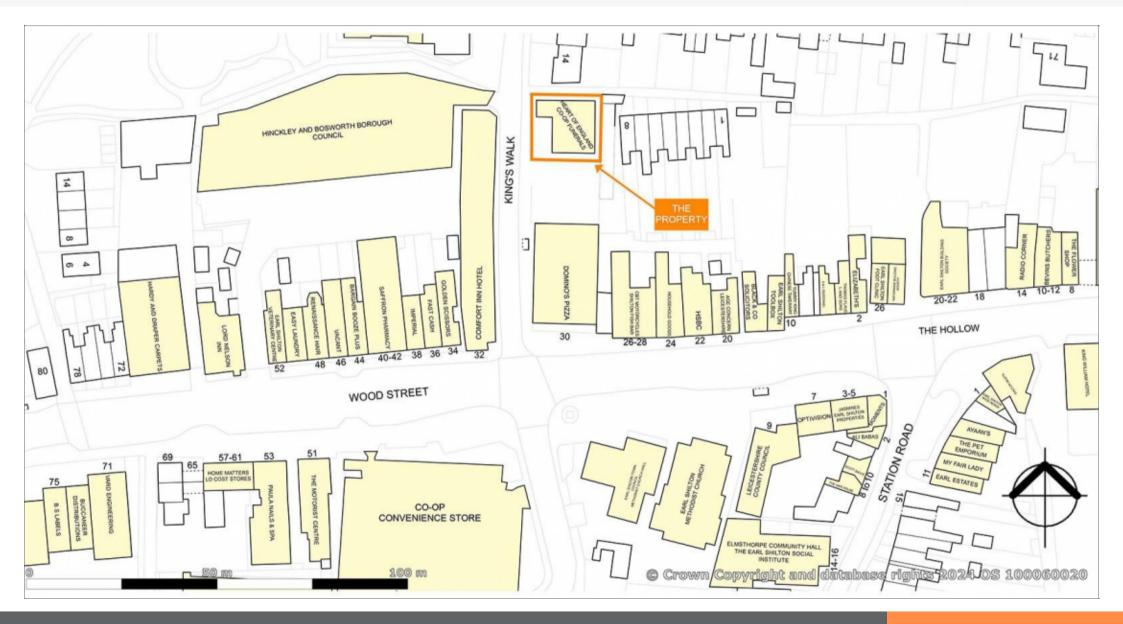
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