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FOR SALE

VIRTUAL FREEHOLD FUNERAL DIRECTOR INVESTMENT, PRODUCING £30,000 PA  
Offers Invited in Excess of £320,000 / 9.06%  
3 HOLLYHEDGE ROAD, COBHAM, SURREY KT11 3DQ



## INVESTMENT SUMMARY

- Cobham is an affluent area of Surrey, 17 miles south west of central London with a range of retail and restaurant offering.
- The property is a ground floor retail unit.
- Let to Lodge Brothers (Funerals) Ltd at £30,000 per annum.
- Tenant has been in occupation since 2013.
- Offers are invited in excess of £320,000.
- A purchase at this level shows a net initial yield of 9.06%.

## LOCATION

Hollyhedge Parade is located just off Cobham High Street. Local occupiers include:

- Caffè Nero
- Pret a Manger
- Waitrose
- Sainsbury's Local
- Holland & Barrett
- Boots
- Crew Clothing
- Costa Coffee

## ACCOMMODATION

	SQ M	SQ FT
Ground Floor	59.12	636

Approximate net internal areas.

## TENURE

The interest in the property is long leasehold, held under Title Number, SY446321. The long lease runs for 999 years from 1979 to 2978, and the rent is peppercorn.

## EPC

See data room.

## DESCRIPTION

The property is a mid-terrace two-storey building within a retail parade. The first floor is a residential flat which has been "sold off" on a long leasehold interest of 190 years, from 1980 to 2169. The ground floor retail unit benefits from vehicular access to the rear.

## LETTING

The ground floor is let to Lodge Brothers (Funerals) Ltd on a 15 year lease, with 5 yearly rent reviews, inside the Landlord & Tenant Act 1954 from 29/10/2013 to 28/10/2028 at £30,000 per annum.

## COVENANT

Lodge Brothers (Funerals) Ltd has a turnover, in its last published accounts, of £21,245,395. It has an Experian rating of **100 - Very Low Risk**.

## DATA ROOM

Further information including title documents and lease can be found - [Click here](#)

## ANTI-MONEY LAUNDERING

Upon agreement of Heads of Terms, the buyer will be required to follow our Anti-Money Laundering process.

## VAT

The property has not been elected for VAT, and VAT will not be chargeable on the sale.

## PROPOSAL

Offers are invited in excess of £320,000, subject to the existing lease. A purchase at this level, after allowing for normal purchasers' costs, will show an initial yield of 9.06%.



## VIEWINGS – 020 8662 2700

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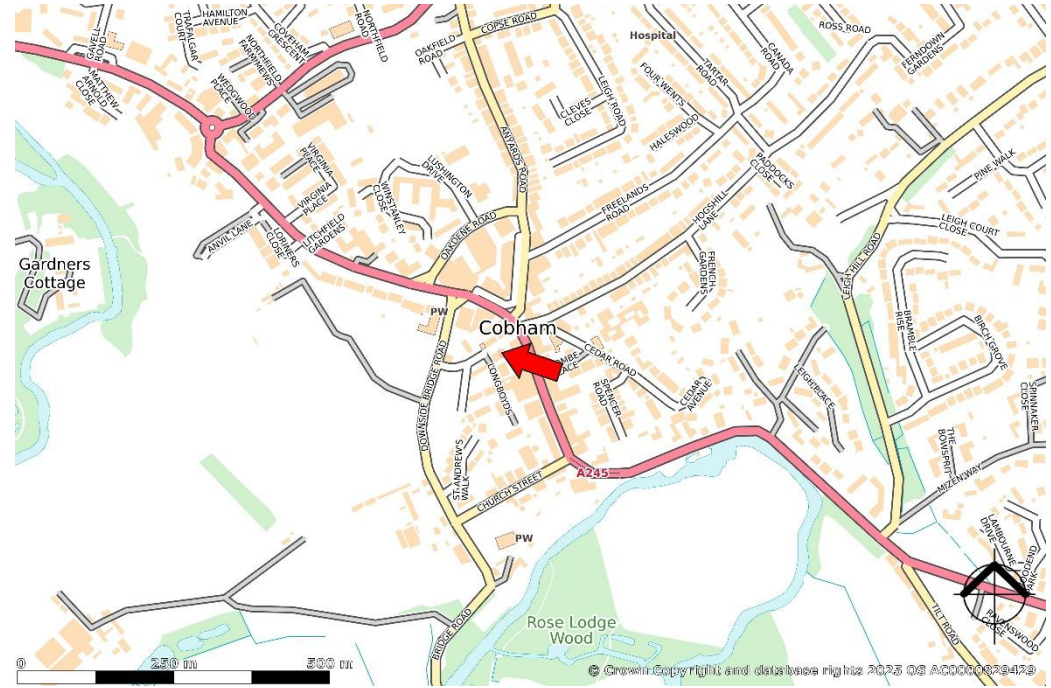
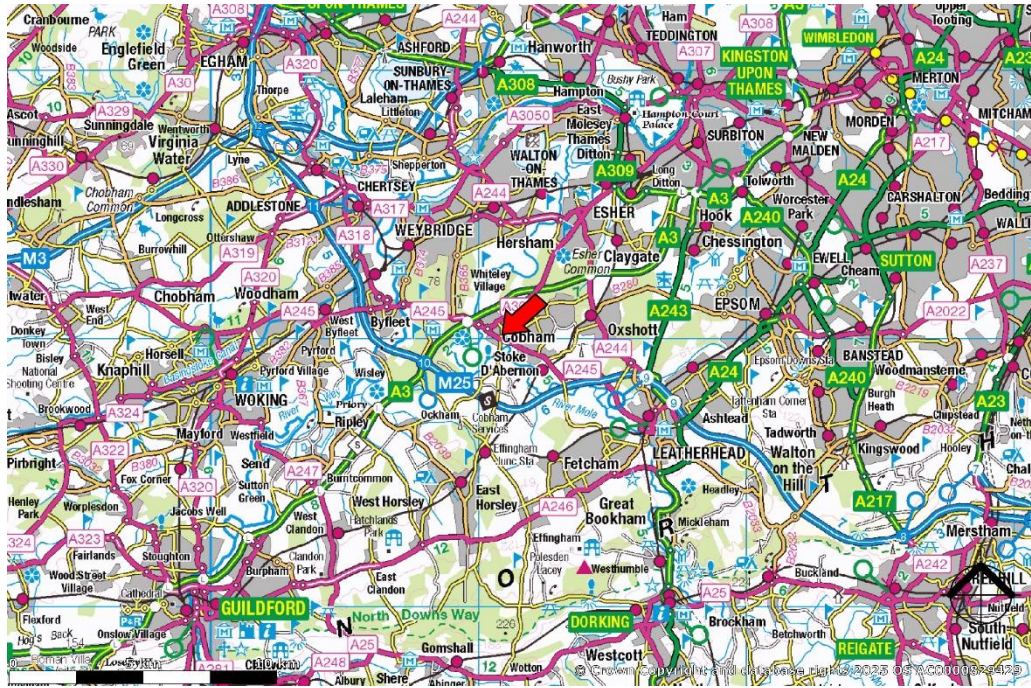
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