



SITUATION

Occupying a prominent trading position in the heart of the town centre at the corner of Albert Road, close to branches of **Costa, Poundland, M & Co, Nationwide, Greggs, Tesco Metro, Superdrug, WH Smith, Boots Pharmacy** and **Specsavers**.

Cosham is located 3 miles north of Portsmouth and 15 miles east of Southampton, enjoying easy road access to the M27, A27 and A3.

PROPERTY

A corner building comprising a **Deep Ground Floor Funeral Parlour** with separate rear access to a **Self-Contained Flat** on first and second floor levels.

There is rear access for unloading from Aldroke Street.

ACCOMMODATION

Ground Floor Funeral Parlour

Gross Frontage	17'6"
Internal Width	16'11"
Shop Depth	90'7"
Built Depth	101'4"
Area	Approx 1,580 sq ft
2 WC's	

First & Second Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC
(GIA Approx 810 sq ft)

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Southern Co-operative Funerals Ltd as a Funeral Parlour (having 56 branches)** (T/O for Y/E 31/1/21 £11.7m, Pre-Tax Profit £177,000 and Shareholders' Funds £839,000) for a term of 10 years from 12th December 2013 at a current rent of **£25,500 per annum** exclusive.

Note 1: The property has excellent future development potential to extend at first and second floors at the rear, subject to planning and possession.

Note 2: The lessees are planning to undertake a complete refurbishment of the flat.

£25,500 per annum

The Surveyors dealing with this property are
Jonathan Ross and Steven Grossman

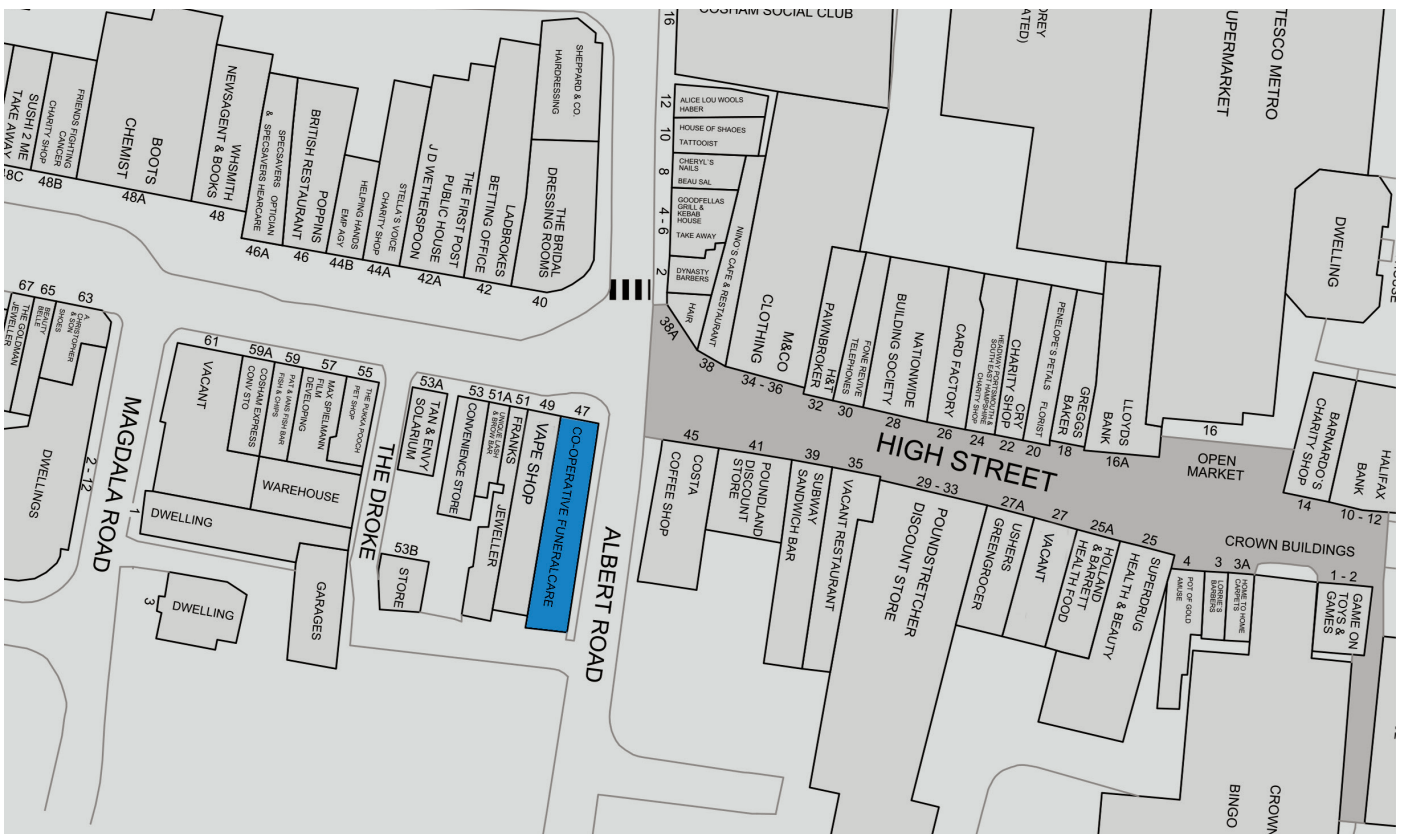
Vendor's Solicitors

Meadows Ryan

Tel: 01932 852 057 Ref: Stephen Carew

Email: stephencarew@meadowsryan.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'



View from Property

