

**25 BROAD STREET
TEDDINGTON
LONDON
TW11 8QZ**



FULLY LET RETAIL INVESTMENT IN PRIME HIGH STREET LOCATION

Jubilee House
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Hampton Wick
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999 YEAR LONG LEASEHOLD FOR SALE



SECURE RETAIL INVESTMENT OPPORTUNITY

PASSING RENT: £36,000 PA

LEASE EXPIRY IN 2026

PRIME HIGH STREET PITCH

LET TO CO-OP FUNERAL CARE

RECENTLY REFURBISHED

999 YEAR LONG LEASE FOR SALE

1,082 SQ. FT. (100.6 SQ. M) APPROX.

LOCATION

The premises are located in prime position directly opposite the busy Tesco's Metro on north side of Broad Street in Teddington. Broad Street is a busy and popular High Street benefitting from excellent footfall throughout the day with other neighbouring occupiers including Café Nero, WHSmith, Holland & Barratt Halifax Bank as well as a number of independent boutique retailers and restaurants. Teddington is considered an affluent and desirable suburb in south west London, located approximately 12 miles south west of Central London, 4 miles south west of Richmond and 3 miles north west of Kingston upon Thames.

Teddington train station situated only 0.3 miles away, which provides direct services into London Waterloo in approximately 35 minutes.

DESCRIPTION

The property comprises a recently extended A1 (retail) unit arranged over ground floor level. The shop benefits from full height glazed fenestration and rear access via a service road running behind the parade of shops. It is currently being fitted out following the recent letting to Co-operative Funeral Care.

ACCOMMODATION (approx.)

Ground Floor: 1,082 sq. ft. (100.6 sq. m)

BUSINESS RATES

The premises needs to be reassessed following the extension works.

LEASE INFORMATION

The ground floor premises are currently let to Funeral Services Limited (reg. no. IP30808R) trading as The Co-operative Funeral Care on a 10-year lease from 19th July 2016 at a passing rent of £36,000 pa. There is a tenant only break clause, subject to 12 months' prior written notice, and an upward only rent review at the end of the fifth year of the term.

COVENANT INFORMATION

The Co-Op Funeral Care is the trading name of Funeral Services Limited and they are the leading funeral directors in the UK with over 800 branches nationwide. As of January 2015 Funeral Services Limited reported a revenue of c. £350million and a profit of c. £63.5 million.

GUIDE PRICE

£685,000 No VAT applicable

Reflecting a Gross Initial Yield of c. 5.25%

The premises are available by way of a 999 year long leasehold interest of the ground floor retail premises with the benefit of the lease to Funeral Services Limited.



FURTHER INFORMATION

Viewing strictly by prior appointment with Levene Commercial

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