



SITUATION

Located close to the junction with Goldsel Road in this well established parade amongst a host of local retailers and directly opposite a public car park, all serving the surrounding residential area. Swanley Rail Station (Thameslink and Southeastern) is approx. 0.4 miles to the west and Swanley Recreation Ground is within close proximity.

Swanley lies approx. 19 miles south-east of central London and benefits from excellent road links being approx. 1 mile from Junction 3 of the M25 and its intersection with the A20 and M20.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop, Yard** and rear **External Store** together with internal access to **Ancillary Space** on the first floor.

Note 1: On 31st January 2020 Seven Oaks District Council granted Permitted Development for 'Change of use from A1 use to combined A1 use and residential C3 use' – ref 19/03464/PAC.

The proposed scheme (which is subject to possession) provides for a shop and 3 flats (1 x studio & 2 x 1 bed).

Plans and associated documents are available from the Auctioneers.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION¹

Site Depth	94'11"
Ground Floor Shop	
Gross Frontage	17'0"
Built Depth	53'4"
Area	Approx. 626 sq ft
WC	
Plus External Store	Approx. 360 sq ft
First Floor Ancillary	
Area	Approx. 273 sq ft
Total Area	Approx. 1,259 sq ft

¹Not inspected by Barnett Ross. Areas from VOA.

TENANCY

The entire property is let on a full repairing and insuring lease to **Funeral Partners Limited (see Tenant Profile)** for a term of 15 years from 25th March 1995 which was subsequently extended in 2010 for an additional 9 years (**holding over – see Note 2**) at a current rent of **£10,500 per annum** exclusive.

Note 2: The lessees have indicated they would like a new lease on terms to be agreed – refer to Auctioneers.

TENANT PROFILE

Funeral Partners Ltd are the third largest funeral services provider in the UK, with over 200 funeral homes, more than 650 employees and overseeing over 13,000 funerals annually (Source: www.funeralpartners.co.uk).

For Y/E 30.09.18, Funeral Partners Ltd reported a T/O of £40.25m, Pre-Tax Profit of £4.2m and Shareholders' Funds of £29.4m).

£10,500 per annum

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

SCJ Solicitors
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