

# LOT 62 - Crawley

Commercial Auction - 24th March 2026



The Property

## Virtual Freehold Funeral Parlour Investment

38-40 Broadfield Barton, Crawley, West Sussex, RH11 9BA

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GUIDE PRICE \*

**£525,000+**

Gross Initial Yield 8%

**Commercial - 24th March 2026**

Live Stream (the first lot to be offered at 11.00 am)

### Key Features

- Double Unit to be let to Funeral Partners Limited on a new 15 year lease (1) (2)
- Comprises a ground floor funeral parlour
- Annually compounded CPI linked rent reviews at the end of years 5 and 10 (collar and cap 1% and 4% per annum)
- VAT is not applicable
- **6 Weeks Completion Available**

**Current Gross Rent Reserved**

**£42,000 p.a.**

**By Order of**

Funeral Partners Limited



### Tenure

Leasehold. Held on 2 separate leases each for a term of 999 years from 24 June 1987, thus having some 960 years unexpired, at a peppercorn rent



### Location

- ★ Crawley is a major South East commercial centre located between Croydon and Brighton, some 31 miles south of Central London and 27 miles north of Brighton
- ▲ Crawley benefits from good road connections being adjacent to the M23 Motorway (Junctions 10, 10A and 11) which connects to the south coast via the A23 and 15 miles south of the M25 Motorway (Junction 7) which connects Crawley to the rest of the national motorway Network
- 🚉 Crawley station provides regular services to London, Brighton and many other destinations
- ★ Broadfield Barton is a suburb located some 1.5 miles south east of Crawley town centre
- 📍 The property is situated on Osborne Court with the rear of the building fronting Broadfield Place
- 🏪 Occupiers close by include Poundland, Iceland and Superdrug and Premier convenience store

### Additional Information

- The property comprises a ground floor funeral parlour which forms part of a larger building not included in this lot

**VAT** - VAT is not applicable to this Lot.

**Allsop**

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Present Lessee	Accommodation			Lease Details	Current Rent (PA)	Next Review / Reversion
Effectively to be let to Funeral Partners Limited <sup>(2)</sup>	Ground Floor	274.51 sq m	2,955 sq ft	15 years from completion of the sale Annually compounded CPI linked rent reviews at the end of years 5 and 10 (collar and cap 1% and 4% per annum) Tenant option to break at year 10 <sup>(1)</sup> FR&I	£42,000 p.a.	Rent review 2031
<p>(1) Tenant option to break at year 10            (2) Please refer to the Special Conditions of sale and legal pack            (Funeral Partners is now the third largest funeral services provider in the UK, with over 240 funeral homes, almost 1000 employees overseeing over 20,000 funerals annually (source: <a href="http://corporate.funeralpartners.co.uk/who-we-are/">corporate.funeralpartners.co.uk/who-we-are/</a>. 24.02.2026)            NB. Not inspected by Allsop, areas from: <a href="http://tax.service.gov.uk/business-rates-find/results">tax.service.gov.uk/business-rates-find/results</a></p>						

Featured 1



Featured 2



Featured 3



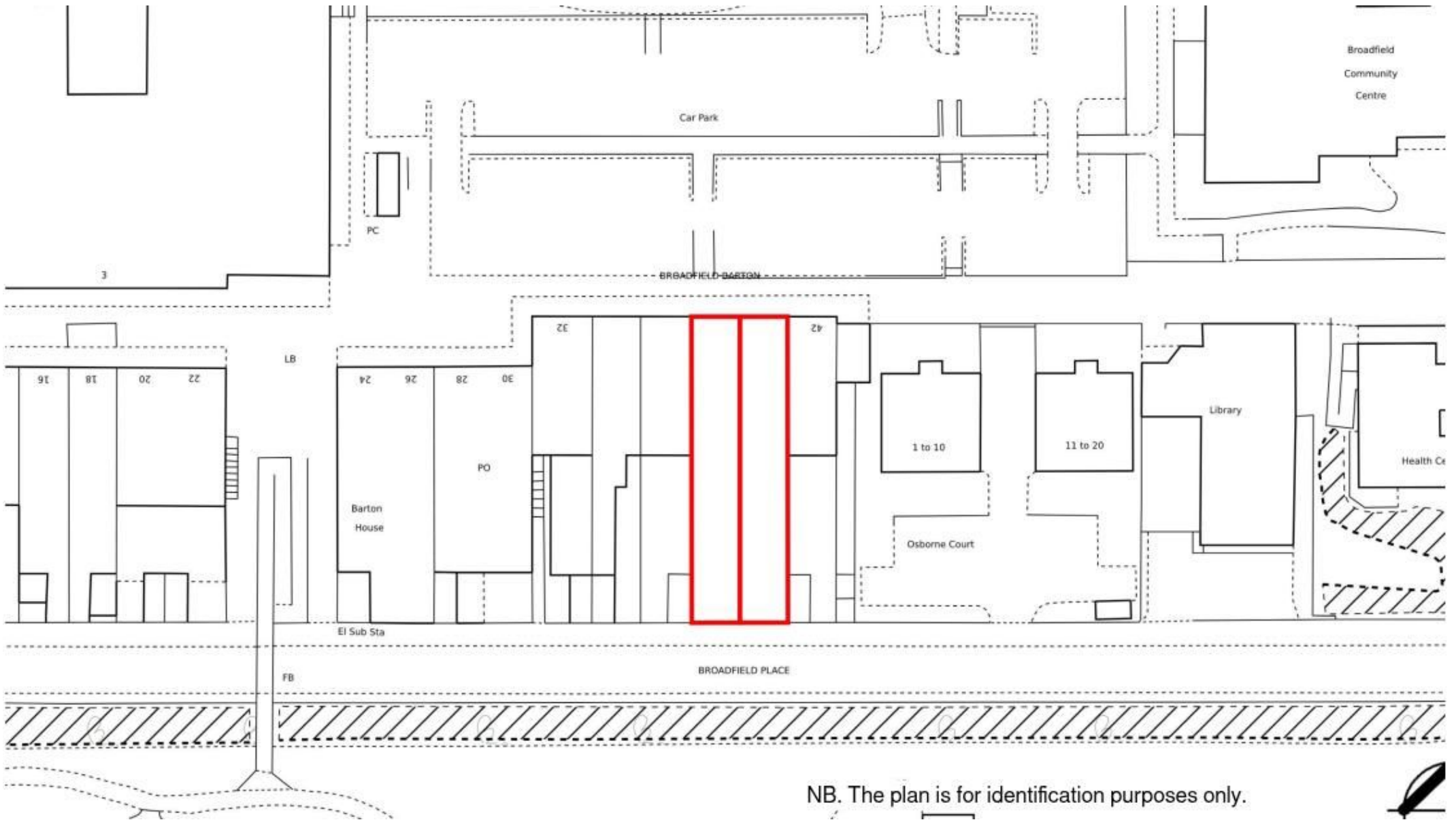
Featured 4



Featured 5



# Pro map





## Disclaimer

-- \*\*Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters\*\*

### Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

### Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ( "the Reserve" ) at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
  - any Buyers' Fee charged by the auctioneers;
  - VAT on the sale price;
  - SDLT or any other Government taxes;
  - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
1. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

### Reserve Prices

2. The reserve price is the minimum price at which the Lot can be sold.
3. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

### Buyers' fees, Seller's fees and additional charges

4. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:  
Residential Auctions
  - Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
  - Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VATCommercial Auctions
  - All Lots: Buyers Fee £1,500 excluding VAT
1. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

**Other Matters**

3. Please note that Lots may be sold or withdrawn at any time prior to auction.
4. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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