

NB. The property forms the First and Second Floors only.



Tenure
Heritable.

Location
Wishaw is a popular North Lanarkshire town with a population of some 30,000 and is located at the junction of the A721 and A722, 15 miles south-east of Glasgow city centre. The A71 lies 1 mile to the south-east and the M74 (Junction 7) 6 miles to the south-west. Main Street is situated in the heart of the town centre and is the principal retail thoroughfare. The property is situated on Main Street which is the principal retail thoroughfare of the town centre. The entrance to the property is between a branch of Santander and a shop trading as Bits and PC's.

Description
The property comprises the first and second floors only of a larger building which is not included in the sale. The property is presently used as a dental practice. The entrance is from Main Street.

The property provides the following accommodation and dimensions:		
First Floor	77.8 sq m	(837 sq ft)
First Floor Store	4.6 sq m	(50 sq ft)
Second Floor	44.5 sq m	(479 sq ft)
Second Floor Storage	10.6 sq m	(114 sq ft)
Total	137.5 sq m	(1,480 sq ft)

Tenancy
The property is to be let to WHITECROSS DENTAL CARE LTD for a term of 20 years from completion at an initial rent of £9,000 per annum. The lease will provide for rent reviews every fifth year of the term and will contain full repairing and insuring covenants. The lease will also contain a lessee's option to determine at the fifteenth year (1).

Tenant Information
For the year ended 31st March 2013, Whitecross Dental Care Limited reported a turnover of £122.265m, a pre-tax profit of £11.249m, a negative net worth of £34.359m and shareholders' funds of £81.065m. (Source: riskdisk.com 10.06.2014.) Integrated Dental Holdings (IDH) is Europe's largest dental corporate company. IDH has a network of over 500 dental practices nationwide. The holding company IDH provides its services through a number of provider organisations, known as Dental Body Corporates, of which the two largest are Whitecross Dental Care Limited and Petrie Tucker and Partners Limited. (Source: www.idhgroup.co.uk)

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allcop.co.uk

Energy Performance Certificate
EPC Rating 127 Band G (Copy available on website).

Wishaw

4 and 12 Main Street Lanarkshire ML2 7AF

- **Heritable Dental Surgery Investment**
- To be let to Whitecross Dental Care Ltd
- New 20 year lease (1)
- VAT is not applicable
- Rent Review 2019
- Current Rent Reserved
£9,000 pa

On the Instructions of IDH



**SIX WEEK COMPLETION
AVAILABLE**

