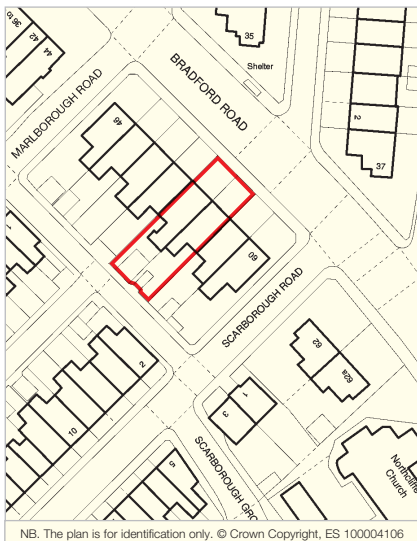


## Shipley

54 and 56 Bradford Road  
West Yorkshire  
BD18 3NT

- Attractive Freehold Dental Surgery Investment
- To be let to Whitecross Dental Care Ltd
- New 20 year lease (1)
- VAT not applicable
- Rent Review 2020
- Current Rent Reserved  
**£23,000 pa**

On the Instructions of



### Tenure

Freehold.

### Location

Shipley is an attractive town located on the River Aire some 3.5 miles north-west of Bradford city centre. The town is conveniently accessed via the A650 (Bradford Road) which provides rapid access to Bradford and the M62 Motorway and wider motorway network.

The property is situated on the west side of Bradford Road (A650) some 0.5 miles west of Shipley town centre in a mainly residential area. There is a One Stop store together with other local retailers and restaurants close by on Bradford Road.

### Description

The property is arranged on basement, ground and two upper floors to provide a dental practice with 10 surgeries on ground and first floors with ancillary accommodation on the second floor. The basement is not presently used by the Lessee. There are parking facilities for 4 cars at the rear of the property.

The property provides the following Gross Internal Accommodation:

<b>Basement</b>	<b>57.35 sq m</b>	<b>(617 sq ft)</b>
<b>Ground Floor</b>	<b>162.00 sq m</b>	<b>(1,744 sq ft)</b>
<b>First Floor</b>	<b>147.35 sq m</b>	<b>(1,586 sq ft)</b>
<b>Second Floor</b>	<b>121.00 sq m</b>	<b>(1,303 sq ft)</b>
<b>Total GIA</b>	<b>487.70 sq m</b>	<b>(5,250 sq ft)</b>

### Tenancy

The entire property is to be let to WHITECROSS DENTAL CARE LTD for a term of 20 years from completion at an initial rent of £23,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The lease will also contain a lessee's option to determine at the 10th and 15th years (1).

### Tenant Information

For the year ended 31st March 2014, Whitecross Dental Care Limited reported a turnover of £138.793m, a pre-tax profit of £10.18m, a negative net worth of £46.641m and shareholders' funds of £92.15m (Source: Experian 05.06.2015).

My Dentist is Europe's largest dental corporate company with a network of over 640 dental practices nationwide. The holding company Integrated Dental Holdings 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.mydentist.co.uk)

### VAT

VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

EPC Rating 61 Band C (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Charlotte May, My Dentist. Tel: 01204 799675 e-mail: cmay@mydentist.co.uk