



Tenure

Freehold.

Location

Derby, with population of some 223,000, is an important commercial and industrial centre located some 8 miles from Junctions 24 and 25 of the M1 motorway and 11 miles north-west of East Midlands Airport. The property is in Derby city centre, within a mixed use area at the northern end of London Road, between its junction with Liversage Road and Trinity Square.

Occupiers close by include chartered accountants, architects and numerous other office occupiers.

Description

This large, period terraced property is arranged on basement, ground and two upper floors to provide a dental practice. The property comprises a ground floor reception, waiting room and staff facilities; four first floor surgery rooms and an X-ray room; and a further surgery room, denture workshop and office accommodation at second floor level. Externally the property benefits from a car park to the rear, which provides parking for up to 6 cars.

NB: Please note part of the property at first and second floor level extends over 111 London Road, which does not form part of the property being sold.

The property provides the following accommodation and dimensions:

Ground Floor	54.39 sq m	(585 sq ft)
First Floor	104.00 sq m	(1,119 sq ft)
Second Floor	81.40 sq m	(876 sq ft)
Total	239.79 sq m	(2,580 sq ft)

Tenancy

The entire property will be let to ADP DENTAL COMPANY LTD for a term of 15 years from completion at a rent of £20,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

ADP effectively began in 1985 and is currently one of the UK's largest dental corporate bodies with 132 practices across England and Wales.

Website Address: www.adp-dental.com

In January 2011, it was announced that ADP plan to merge with IDH to form the leading provider of dental services in the UK with close to 450 practices between them.

VAT

VAT is not applicable to this lot.

Documents

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

Derby

113 London Road Derbyshire DE1 2QS

Freehold Dental Practice Investment

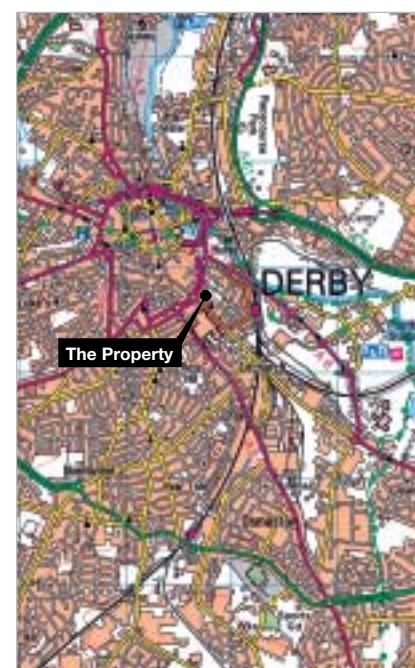
- To be let to ADP Dental Company Ltd on a new year lease, with no breaks
- No VAT applicable
- Rent Review 2016
- Current Rent Reserved

£20,000 pa

On the Instructions of ADP Dental Company Ltd



SIX WEEK COMPLETION AVAILABLE



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

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