

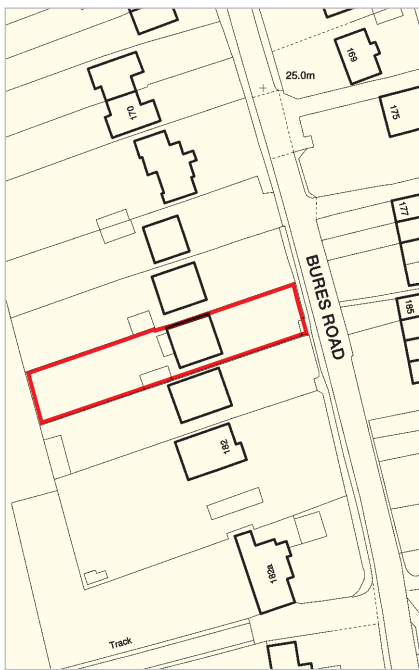
Sudbury
178 Bures Road
Great Cornard
Suffolk
CO10 0JQ

- **Freehold 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
£17,000 pa

On the Instructions of IDH



SIX WEEK COMPLETION AVAILABLE



Tenure
 Freehold.

Location
 The market town of Sudbury is located approximately 14 miles north-west of Colchester and 19 miles west of Ipswich. The town is situated at the junction of the A131 and A134, which provides access to Chelmsford to the south and Bury St Edmunds to the north. Great Cornard is a residential area located immediately to the south of the town centre. The property fronts Bures Road (B1508) in a residential area close to a modern housing estate.

Description
 The property is arranged on ground floor only to provide a dental surgery. There is a conservatory to the rear providing staff accommodation. The property benefits from a garden to the rear within which is an outbuilding comprising one room plus shower room including WC. The outbuilding is used by the tenant for storage and also houses the surgery's compressor. There is off-street parking to the front of the property.

The property provides the following accommodation:

Ground Floor (Net Internal)	76.30 sq m	(821 sq ft)
Outbuilding	13.80 sq m	(148 sq ft)

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 £17,000 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.allso.co.uk

Energy Performance Certificate
 EPC Rating 85 Band D (Copy available on website).