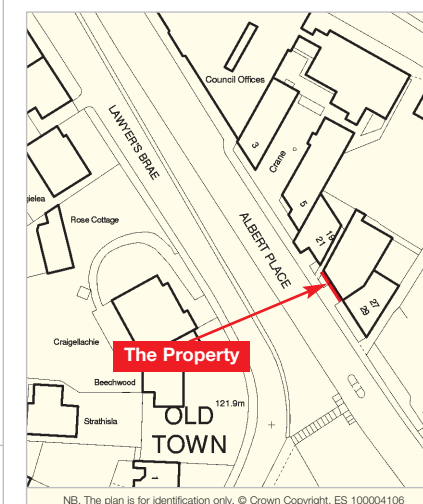


## Galashiels

### 23-25 Albert Place TD1 3DL

- **Freehold Dental Practice Investment**
- To be let to Whitecross Dental Care Ltd
- New 20 year lease (1)
- Located within a predominantly residential area close to Galashiels town centre
- Rent Review 2021
- Current Rent Reserved  
**£10,500 pa**

ON THE INSTRUCTIONS OF



#### Tenure

Freehold.

#### Location

Galashiels is the principal retailing town in the Borders region, with a population of some 13,750. The town is located 28 miles south-east of Edinburgh via the A7 and 14 miles north of Hawick. The property is situated in a predominantly residential area on the east side of Albert Place (A72), a short distance south of Galashiels Rail Station and the town centre. The A7 (Abbotsford Road) is directly accessed from Albert Place, a short distance to the south of the property.

#### Description

The property is on a sloping site and arranged on lower ground, ground, first floor and attic to provide reception, surgery, WCs and ancillary accommodation on ground and first floor levels, and further staff ancillary accommodation to the attic. The lower ground floor rear is presently used as storage, whilst the front section is not presently used. The property benefits from parking to the rear.

The property provides the following accommodation and dimensions:

<b>Lower Ground</b>	<b>62.35 sq m</b>	<b>(671 sq ft)</b>
<b>Ground Floor</b>	<b>84.50 sq m</b>	<b>(910 sq ft)</b>
<b>First Floor</b>	<b>51.80 sq m</b>	<b>(558 sq ft)</b>
<b>Attic</b>	<b>31.90 sq m</b>	<b>(343 sq ft)</b>
<b>Total</b>	<b>230.60 sq m</b>	<b>(2,482 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 a rent of £10,500 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 30th March 2014, Whitecross Dental Care Ltd reported a turnover of £138.793m, a pre-tax profit of £10.180m, shareholders' funds of £92.150m and a negative net worth of £46.641m. (Source: riskdisk.com 10.09.2015)  
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](http://www.allsop.co.uk)

#### Energy Performance Certificate

For EPC Rating please see 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** S Ferrier Esq, DLA Piper Scotland LLP. Tel: 08700 111111 e-mail: [scott.ferrier@dlapiper.com](mailto:scott.ferrier@dlapiper.com)

NB. The plan is for identification only. © Crown Copyright, ES 100004106