

Dalton-in-Furness

130-132 Market Street

Cumbria LA15 8RG



ON THE INSTRUCTIONS OF IDH

- **Freehold Dental Surgery Investment**
- To be let to Whitecross Dental Care Limited
- New 20 year lease (1)
- Rent Review 2019
- VAT is not applicable

SIX WEEK COMPLETION AVAILABLE

Tenure

Freehold.

Location

Dalton in Furness is a town of some 7,800 people located four miles north-east of Barrow-in-Furness. The property is situated in the town centre fronting Market Street in a mixed residential and retail area.

Description

The property is arranged on ground and one upper floor to provide a dentists surgery.

Current Rent Reserved
£12,000 pa

To the rear is a small yard with two external stores.

The property provides the following accommodation:

Ground Floor	55.40 sq m	(596 sq ft)
First Floor	48.25 sq m	(519 sq ft)
Total	103.65 sq m	(1,115 sq ft)

Tenancy

The entire property is to be let to WHITECROSS DENTAL CARE LIMITED for a term of 20 years from completion at an initial rent of £12,000 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 break 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 10.06.14.) 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)

Seller's Solicitor

Ms C Ryan, Integrated Dental Holding.

Tel: 01204 799675.

E-mail: cryan@idhgroup.co.uk



VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 148 Band F (Copy available on website).

Viewings

Viewings by appointment only. Please email viewings@alltop.co.uk for details of the block viewings which will be organised. In the subject box of your email please ensure that you enter **Lot 189 Dalton-on-Furness**.

189
LOT

Dukinfield

140 King Street

Cheshire SK16 4LG



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Location

Dukinfield is located to the east of Manchester city centre immediately south of Ashton-Under-Lyne. The property is situated fronting King Street (A627) close to its junction with Cecil Street in a mainly residential area a short distance from Dukinfield Town Hall with Dukinfield Park immediately to the rear.

Current Rent Reserved
£12,000 pa

Description

The property comprises an end of terrace property arranged on basement, ground and one upper floor to provide a dentists surgery with staff areas in the basement.

The property provides the following accommodation:

Basement	32.85 sq m	(354 sq ft)
Ground Floor	46.65 sq m	(502 sq ft)
First Floor	52.30 sq m	(563 sq ft)
Total	131.80 sq m	(1,419 sq ft)

Tenancy

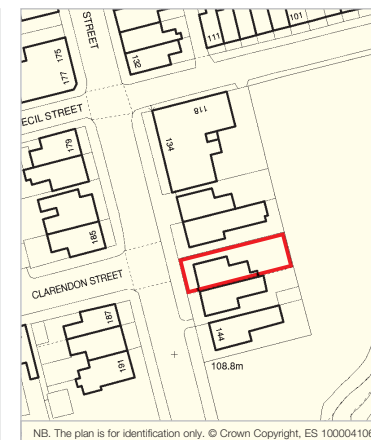
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Energy Performance Certificate

EPC Rating 56 Band C (Copy available on website).

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190
LOT