

London SW19 **21 Abbey Parade** **Merton** **SW19 1DG**

- **Freehold Dental Surgery Investment**
- To be let to Whitecross Dental Care Limited
- New 20 year lease (1)
- VAT is not applicable
- Rent Review 2019
- Current Rent Reserved
£50,000 pa

On the Instructions of IDH



SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Merton is located in South London just to the south of Wimbledon between Colliers Wood and Morden. The property fronts Abbey Road which is an extension of Merton High Street (A238). Colliers Wood and South Wimbledon Underground Stations are close by. The property forms part of a parade of shops and local offices with the Blue Cross Animal Hospital being opposite.

Description

The property is arranged on ground and two upper floors to provide a dentist surgery with reception, 5 surgery rooms, WCs and ancillary rooms on the ground and first floors. The second floor provides staff ancillary accommodation.

The property provides the following accommodation and dimensions:

Gross Frontage	4.9 m	(16' 1")
Ground Floor	79.5 sq m	(856 sq ft)
First Floor	53.0 sq m	(570 sq ft)
Second Floor	46.0 sq m	(495 sq ft)
Total	178.5 sq m	(1,921 sq ft)

NB. Floor Areas are Gross Internal.

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 £50,000 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 tenth and fifteenth years.

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.allstop.co.uk

Energy Performance Certificate

EPC Rating 99 Band D (Copy available on website).

Viewings

Viewings by appointment only. Please email viewings@allstop.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 126 Merton**.

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 Ms C Ryan, Integrated Dental Holding. Tel: 01204 799675 e-mail: cryan@idhgroup.co.uk