

Dinnington

62 Laughton Road South Yorkshire S25 2PS



ON THE INSTRUCTIONS OF IDH

- **Freehold Dental Surgery Investment**
- To be let to Whitecross Dental Care Limited
- New 15 year lease (1)
- Rent Review 2019
- VAT is not applicable

SIX WEEK COMPLETION AVAILABLE

Tenure
Freehold.

Location

Dinnington is located equidistant of Sheffield and Doncaster and five miles north of Worksop. The property is situated fronting Laughton Road which is the principal retail thoroughfare. Many multiple retailers are represented close by including Cooplands Baker, Heron Foods, Superdrug, William Hill, Poundstretcher and Lloyds Pharmacy.

Current Rent Reserved
£10,600 pa

Description

The property is arranged on basement, ground and one upper floor to provide a dentist surgery.

The property provides the following accommodation and dimensions:

Gross Frontage	8.50 m	(27' 10")
Built Depth	9.95 m	(32' 8")
Basement	27.90 sq m	(300 sq ft)
Ground Floor	58.75 sq m	(632 sq ft)
First Floor	65.68 sq m	(706 sq ft)

Tenancy

The entire property is to be let to WHITECROSS DENTAL CARE LIMITED for a term of 15 years from completion at an initial rent of £10,600 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 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.

Seller's Solicitor

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



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.allsop.co.uk

Energy Performance Certificate

EPC Rating 70 Band C (Copy available on website).

Viewings

Viewings by appointment only. Please email viewings@allsop.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 185 Dinnington**.



Whitburn

1 Marina Terrace Tyne & Wear SR6 7DH



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

Whitburn is an attractive coastal village to the south of South Shields. The property is located fronting Mill Lane (A183) at its junction with Marina Terrace. The surrounding area is residential with Whitburn Cemetery being opposite.

Current Rent Reserved
£6,000 pa

Description

The property provides an end of terrace building arranged on ground and one upper floor to provide a dentists surgery.

The property provides the following accommodation:

Ground Floor	42.15 sq m	(453 sq ft)
First Floor	25.40 sq m	(273 sq ft)
Total	67.55 sq m	(726 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 £6,000 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 year (1).

Seller's Solicitor

Ms C Ryan, Integrated Dental Holding.
Tel: 01204 799675.
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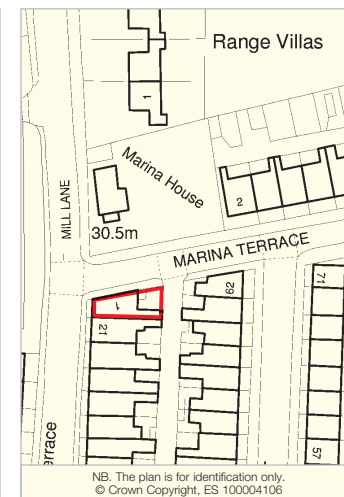
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Integrated Dental Holdings (IDH) is Europe's largest dental corporate company. IDH has a network of over 500 dental practices.

VAT

VAT is not applicable to this lot.



Documents

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

Energy Performance Certificate

EPC Rating 81 Band D (Copy available on website).

Viewings

Viewings by appointment only. Please email viewings@allsop.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 186 Whitburn**.