

Abergele

1 & 2 Chapel Street

Denbighshire

North Wales

LL22 7AW

- **Freehold Dental Practice Investment**
 - Let to Whitecross Dental Care Ltd
 - Lease expires 2031 (1)
 - No VAT applicable
 - Rent Review 2016
 - Current Rent Reserved
- £13,500 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Abergele is a resort town located on the North Wales coast immediately to the south of Junction 23A of the A55 expressway. Bangor is 30 miles to the west, Holyhead is 50 miles to the west and Chester is 34 miles to the south-east. The property is situated immediately to the south of the main retail thoroughfare Market Street.

Occupiers close by include the Post Office, Superdrug, Spar and Lloyds Chemist. There are a number of car parks located close by.

Description

The property comprises two adjoining former residential cottages which are arranged on ground and one upper floor to provide a recently refurbished dental surgery providing three surgeries and two waiting rooms. There are two garden areas to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	8.3 m	(27' 3")
Ground Floor	79.5 sq m	(856 sq ft)
First Floor	42.5 sq m	(457 sq ft)
Total	122 sq m	(1,313 sq ft)

Tenancy

The entire property is at present let to WHITECROSS DENTAL CARE LTD, a subsidiary of Integrated Dental Holdings Group Ltd, for a term of 20 years from 15th April 2011 at a current rent of £13,500 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. (1) The lease contains a tenants' option to determine at the end of the fifteenth year.

Tenant Information

Integrated Dental Group have in excess of 500 branches. www.integrateddental.co.uk

For the year ended 30th April 2010, Whitecross Dental Care Ltd reported a turnover of £74.734m, a pre-tax profit of £9.48m, shareholders' funds of £45.7m and a net worth of -£2.182m. Whitecross Dental Care is a subsidiary of Integrated Dental Holdings Group Ltd. (Source: riskdisk.com 19.07.2011.)

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 55 Abergele**.

