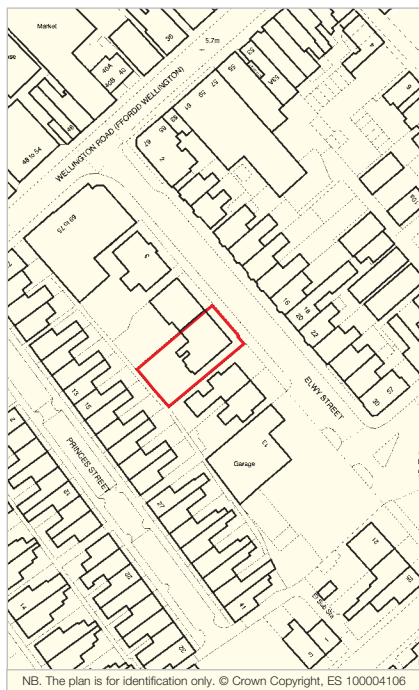


Rhyl 7 Elwy Street Denbighshire LL18 1BS

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

£25,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Rhyl is located on the North Wales coast having a resident population in excess of 24,000. The town is some 30 miles west of Chester, 16 miles east of Llandudno, close to the junction with the A548. The town has good road access to the A55 and M53 motorway. The property is situated on the west side of Elwy Street close to its junction with Wellington Road (A548) in the heart of the town centre. There is free on-street parking available directly opposite the property. Occupiers close by include a variety of local traders.

Description

The property is arranged on ground and two upper floors to provide a recently refurbished dental surgery with 7 surgeries and 2 waiting rooms. To the rear of the property is a staff car park with parking for 9 cars.

The property provides the following accommodation and dimensions:

Gross Frontage	12.9 m	(42' 4")
Ground Floor	113 sq m	(1,216 sq ft)
First Floor	98.5 sq m	(1,060 sq ft)
Second Floor	43 sq m	(463 sq ft)
Total	254.5 sq m	(2,739 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 £25,500 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 56 Rhyl**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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