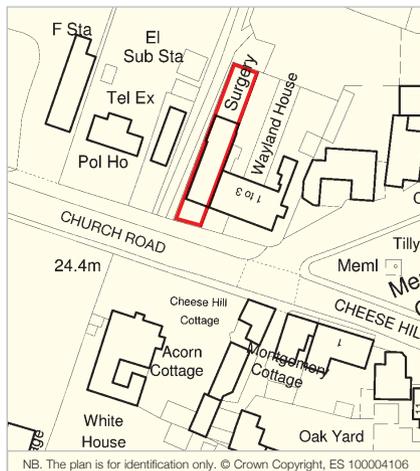


East Harling
East Harling Dental Practice
The Old Court House
Church Road
Norfolk
NR16 2NB

- **Freehold Dental Surgery Investment**
- Comprising a total of 132.55 sq m (1,426 sq ft)
- Entirely let to Whitecross Dental Care Limited and guaranteed by Integrated Dental Holdings Ltd
- Lease expires 2024 (1)
- Located within a predominantly residential area
- Only dental practice in East Harling
- VAT is not applicable
- Rent Review 2019
- Current Rent Reserved

£14,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

The village of East Harling is located 8 miles south-west of Thetford and 20 miles south-west of Norwich via London Road (A11). The property is located on the north side of Church Road (B1111), which leads directly to London Road (A11) some 1.7 miles to the north. The immediate area is predominantly residential and it is the only dental practice in East Harling.

Description

The property is arranged on ground and one upper floor to provide a dental surgery (4 treatment rooms) which has been recently refurbished. Externally and to the rear, the property benefits from parking for 5 cars.

The property provides the following Gross Internal Areas:

Ground Floor	101.40 sq m	(1,092 sq ft)
First Floor	31.15 sq m	(335 sq ft)
Total	132.55 sq m	(1,427 sq ft)

Tenancy

The entire property is at present let to WHITECROSS DENTAL CARE LIMITED guaranteed by Integrated Dental Holdings Ltd for a term of 15 years from 30th September 2009 (1) at a current rent of £14,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. (1) There is a tenant option to determine at the tenth year of the term.

Tenant Information

For the year ended 31st March 2017, Whitecross Dental Care Ltd reported a turnover of £218.090m, a pre-tax profit of £1.4m, shareholders' funds of £120.799m and a negative net worth of £56.9m. For the year ended 31st March 2017, Integrated Dental Holdings Ltd reported no turnover or pre-tax profit but shareholders' funds and a net worth of £18.263m. (Source: Experian 27.02.2017.) Integrated Dental Holdings are Europe's largest dental corporate company with a network of over 600 dental practices nationwide. (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

For EPC Rating please see website.

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 J Ghelani, Axiom Stone. Tel: 0208 422 1181 e-mail: jg@axiomstone.co.uk