

Tonypandy
49/51 (inc)
Dunraven Street
Mid Glamorgan
CF40 1AL

- **Freehold Dental Surgery Investment**
- To be let to Whitecross Dental Care Ltd
- New 20 year lease (1)
- VAT is not applicable
- Rent Review 2019
- Current Rent Reserved
£19,000 pa

On the Instructions of IDH



SIX WEEK COMPLETION AVAILABLE



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Tenure
 Freehold.

Location
 Tonypandy is a well established market town located in the Rhondda Valley, 17 miles north-west of Cardiff, access to which is via the A4058/A470. The A470 in turn links to the M4 (Junction 32) and the town also has rail links to the national rail network. The property is situated in the town centre in an elevated position fronting Dunraven Street which is the town's principal retail thoroughfare. There is an Iceland Frozen Foods unit opposite whilst the pedestrianised section of Dunraven Street is close by.

Description
 The property comprises a terrace of three properties arranged on ground and one upper floor which intercommunicate at ground floor level. No's 49 & 51 both have staircases to the first floor.

The property provides the following accommodation:

Ground Floor	204.9 sq m	(2,205 sq ft)
First Floor	56.4 sq m	(607 sq ft)
Total (Net Internal)	261.3 sq m	(2,812 sq ft)

Tenancy
 The entire property is to be let to WHITECROSS DENTAL CARE LTD for a term of 20 years from completion at an initial rent of £19,000 per annum.

The lease will provide for rent reviews every fifth year of the term and will contain full repairing and insuring covenants. The lease will also contain a lessee's option to determine at the fifteenth 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. 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.alltop.co.uk

Energy Performance Certificate
 EPC Rating 67 Band C (Copy available on website).