

Hessle 1 Southgate North Humberside HU13 0RB

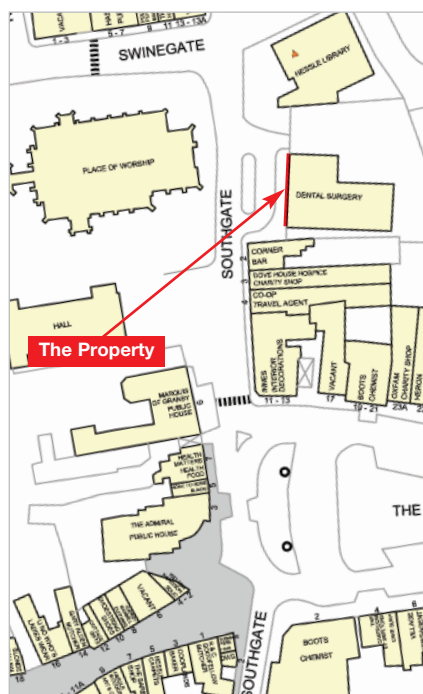
- Freehold Dental Surgery Investment
- To be let to Whitecross Dental Care Limited
- New 20 year lease (1)
- Rent Review 2019
- VAT is not applicable
- Current Rent Reserved

£42,300 pa

On the Instructions of IDH



**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

The attractive town of Hessle is located on the north bank of the River Humber, to the west of Kingston-upon-Hull. The town is served by the A63 and A15, which provide access to the M62 motorway to the west and Humber Bridge to the south.

The property is located within the town centre a short distance from the "Market Square" adjacent to Hessle Library and opposite All Saints Church.

Description

The property is arranged on ground and two upper floors to provide a detached building on a large site occupied as a dental practice. There is ample on-site parking to the front and rear.

The property provides the following accommodation:

Ground Floor	141.95 sq m	(1,527 sq ft)
First Floor	94.50 sq m	(1,017 sq ft)
Second Floor	10.25 sq m	(110 sq ft)
Total	246.7 sq m	(2,654 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 £42,300 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 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 110 Band E (Copy available on website).

Viewings

Viewings by appointment only. Please email viewings@alltop.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 153 Hessle**.

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