

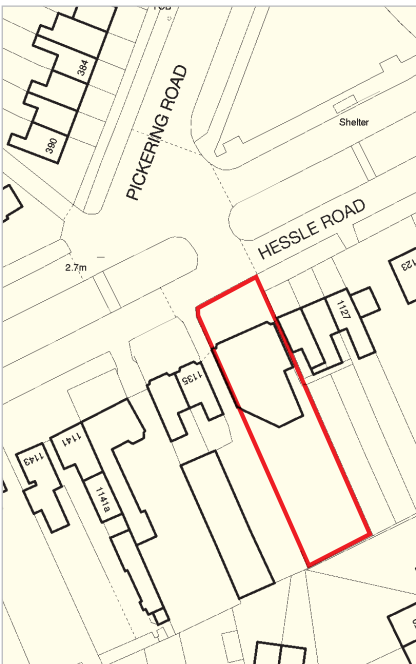
Hessle **1133 Hessle Road** **North Humberside** **HU4 6SB**

- **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
£26,900 pa

On the Instructions of IDH



SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only. © Crown Copyright, ES 100004106



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 to the east of Hessle town centre fronting Hessle Road opposite its junction with Pickering Road.

The surrounding area is mainly residential with two local shops adjacent.

Description

The property comprises a detached building arranged on ground and one upper floor to provide a dental surgery.

The property provides the following accommodation:

Ground Floor	161.9 sq m	(1,743 sq ft)
First Floor	121.9 sq m	(1,312 sq ft)

Areas obtained from the VOA.

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 £26,900 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 53 Band C (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 149 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