

Glasgow

594 Crow Road

Lanarkshire

G13 1NP

- **Heritable Dental Surgery Investment**
 - To be let to Whitecross Dental Care Limited
 - New 20 year lease (1)
 - Rent Review 2019
 - No VAT applicable
 - Current Rent Reserved
- £12,000 pa**

On the Instructions of IDH



SIX WEEK COMPLETION AVAILABLE



Tenure

Heritable.

Location

The City of Glasgow has a population in excess of 660,000 and is the largest city in Scotland, being located on the River Clyde 41 miles west of Edinburgh. The city is a major port, commercial and administrative centre and is served by the M8, M74 and M77 Motorways and has its own international airport.

The property is located to the north-west of Glasgow City Centre fronting Crow Road (A739) within walking distance of Jordanhill Rail Station. The surrounding area is mainly residential with a few local shops.

Description

The property is arranged on ground and one upper floor to provide a dentist's surgery. There is an area to the rear to park one car.

The property provides the following accommodation:

Ground Floor	54.65 sq m	(588 sq ft)
First Floor	51.05 sq m	(550 sq ft)
Total	105.70 sq m	(1,138 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 £12,000 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 tenth 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 74 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 100 Glasgow**.