



Hereford

Marden House Dental Practice

4/4A St Owen Street
Herefordshire
HR1 2PH

- **Freehold City Centre Dental Surgery Investment**
- Comprises a Dental Surgery, Beauty Salon/Physio and Flat
- Let entirely to Whitecross Dental Care Limited until 2035 (1)
- Located close to Edinburgh Woollen Mill, Coral & William Hill
- Benefits from on-site car parking and garden to the rear
- No VAT applicable
- Rent Review 2020
- Current Rent Reserved

£34,000 pa

SIX WEEK COMPLETION AVAILABLE

Tenure

Freehold.

Location

The Cathedral City of Hereford is located approximately 50 miles south-west of Birmingham and 25 miles north-west of Gloucester, on the A49, which connects to the M50 some 15 miles to the south-east. The property is situated on the northern side of St Owen Street, opposite St Peter's Square, close to Hereford's prime retailing area. Occupiers close by include Coral, Edinburgh Woollen Mill, Paddy Power, Post Office and William Hill, with Marks & Spencer only a short walk away.

Description

The property comprises a dental surgery on the ground, basement and part first floors. In addition, there is a beauty salon on part first floor together with a flat and a physiotherapist on the second floor. All of the upper floors are separately accessed from the front. The property also benefits from a garden and parking to the rear.

The property provides the following accommodation and dimensions:

Basement Dental Surgery	46.64 sq m	(502 sq ft)
Ground Floor Dental Surgery	78.69 sq m	(847 sq ft)
First Floor Surgery/Beauty Salon (sublet)	89.93 sq m	(968 sq ft)
Part Second Physio (sublet)	33.72 sq m	(363 sq ft)
Part Second Floor Residential – One Bedroom Flat		

Total Commercial **248.98 sq m** **(2680 sq ft)**

N.B. Area taken from measured survey

Tenancy

The entire property is at present let to WHITECROSS DENTAL CARE LIMITED for a term of 20 years from 14th August 2015 at a rent of £34,000 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants. The lease provides for a tenant option to determine on the 10th and 15th anniversaries of the term (1).

Part of the first floor and part of the second floor has been sublet.

Tenant Information

For the year ended 30th March 2014, Whitecross Dental Care Ltd reported a turnover of £138.793m, a pre-tax profit of £10.180m, shareholders' funds of £92.150m and a negative net worth of £46.641m. (Source: riskdisk.com 10.09.2015)

My Dentist is Europe's largest dental corporate company with a network of over 640 dental practices nationwide. The holding company, Integrated Dental Holdings, 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: riskdisk 11/01/2016).

VAT

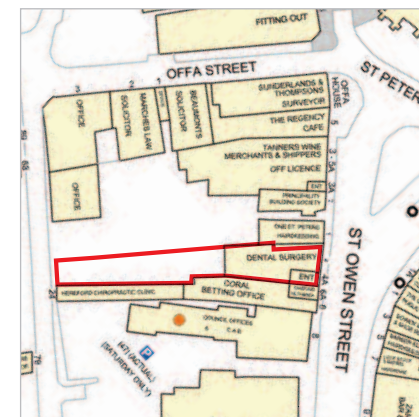
VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Ratings 107 & 134 Bands E & F (Copies available on website).



NB. The plan is for identification only.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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