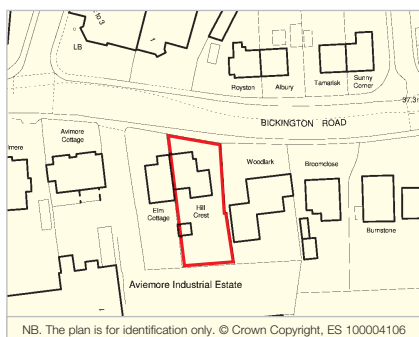
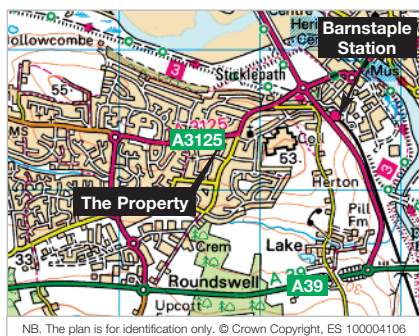


Barnstaple Hillcrest Dental Practice Bickington Road Sticklepath Devon EX31 2DB

- Freehold Dental Practice Investment
- Let until 2029 (1)
- Future residential potential (2)
- No VAT applicable
- Rent Review 2019
- Current Rent Reserved

£25,000 pa



Tenure

Freehold.

Location

Barnstaple is a market town located some 34 miles north-west of Exeter and 9 miles east of Bideford. The town has a population approaching 28,000 and benefits from the influx of tourists during the summer months. Road communications are provided by the A361, which provides a direct link with Junction 27 of the M5 Motorway and the A377 which links with Exeter.

The property is situated on the south side of Bickington Road, a short distance to the south-west of the town centre and a mile from the rail station.

Occupiers close by include The Co-operative Food and Post Office (both opposite), as well as Barnstaple Chiropractic (adjacent) and a number of local retailers and public houses.

Description

The property is arranged on ground and two upper floors to provide a dental clinic comprising surgeries, office, reception and ancillary accommodation over the ground and first floors. To the rear of the property is a shed providing additional storage and car parking for 7 cars. The second floor at attic level provides storage.

The property provides the following accommodation and dimensions:

Ground Floor	82.15 sq m	(884 sq ft)
First Floor	43.50 sq m	(468 sq ft)
Second Floor (Attic)	21.95 sq m	(236 sq ft)
Total	147.60 sq m	(1,588 sq ft)

Tenancy

The entire property is at present let to HILLCREST ORDONTOLOGY CLINIC for a term of 15 years from 15th May 2014 at a current rent of £25,000 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

(1) There is a tenant's option to determine the lease on 14th September 2025.

Tenant Information

Website Address: www.hillcrestdentalandaesthetics.co.uk

Planning (2)

The property was previously a 4 bedroom house with rear treatment room to the single storey extension. The property may have potential to be turned back into residential use subject to the existing lease and obtaining all necessary consents.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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 A Charles Esq, Bazeley Barnes & Bazeley. Tel: 01237 473122 e-mail: acharles@bazeleys.co.uk