



Tenure

Freehold.

Location

The attractive Somerset market town of Crewkerne is located some 8 miles south-west of Yeovil and 16 miles south-east of Taunton. The A30 provides east/west road links, while the A356 interconnects with the A303 some 5 miles to the north. Crewkerne Rail Station provides a regular direct service to Exeter and London Waterloo. The property is situated on the south side of Orchard Lane, within the town centre and a short distance from Market Square and Market Street.

Occupiers within the town centre include Waitrose, Lidl, Nationwide, Lloyds Bank, Barclays, NatWest and Boots Pharmacy amongst a variety of local traders.

Description

The property is arranged on ground and one upper floor to provide a dental practice with 5 treatment rooms to the ground floor together with laboratories, office/staff/storage accommodation to the first floor. The property benefits from a car park approximately 35 metres to the east with capacity for 16 vehicles.

The property provides the following accommodation and dimensions:

Ground Floor	155.33 sq m	(1,672 sq ft)
First Floor	108.17 sq m	(1,164 sq ft)
Total	263.50 sq m	(2,836 sq ft)
Car Park Site Area	0.042 hectares	(0.104 acres)

NB. Areas provided on a Gross Internal Area basis.

Tenancy

The entire property is at present let to B&M DENTAL CARE LIMITED for a term of 5 years (less one day) from 25th July 2013 at a current rent of £15,000 per annum. The lease provides for rent reviews in the 3rd year of the term and contains full repairing and insuring covenants.

NB. The lease is outside the provisions of the 1954 Landlord and Tenant Act.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsoy.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 193 Crewkerne**

Crewkerne

The Dental Surgery

Orchard Lane

Somerset

TA18 7AF

- **Freehold Dental Surgery Investment**
- Town centre location
- Benefits from 16 space car park
- No VAT applicable
- Reversion 2018
- Current Rent Reserved

£15,000 pa

On the instructions of P Mayo MRICS
and V Liddel MRICS of Allsop LLP acting
as Joint Fixed Charge Receivers

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