

**Lot 1, Bupa Dental Care, 1 Bromyard Road, Worcester,
Worcestershire WR2 5BS**

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



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Property Information

Freehold Dental Surgery Investment

- Let to Oasis Dental Care (Central) Limited with a guarantee from Oasis Healthcare Limited
- Lease until December 2029 (subject to tenant's option to determine)
- Trading as BUPA Dental Care
- 5 yearly rent reviews to uncapped RPI
- Located in Worcester, a historical Cathedral and University City
- VAT-free Dental Surgery Investment

Lot

1

Auction

3rd November 2022

Rent

£29,440 per Annum Exclusive

Status

Available

Sector

Medical/Healthcare

Auction Venue

Live Streamed Auction

On behalf of a Mutual Society

Location

Miles

24 miles north of Cheltenham, 26 miles south-west of Birmingham

Roads

A44, A440, A449, M5 (Junction 7)

Rail

Worcester Foregate Street Railway Station, Worcester Shrub Hill Railway Station

Air

Birmingham International Airport

Situation

Worcester, a Cathedral and University City with a population of approximately 100,000, is located on the River Severn 26 miles south of Birmingham. The city benefits from good rail and road links with access to the A44 and M5 Motorway. The property is situated to the west of Worcester City Centre in a prominent position at the intersection of Bromyard Road (A44) and St Johns. Nearby occupiers include Sainsbury's, William Hill and a number of local retailers.

Tenure

Freehold.

EPC

Band - D

Description

The property comprises a substantial Grade II Listed Dental Surgery arranged on the ground, first and second floors. The property benefits from on site parking for 7-8 cars accessed via Bromyard Road.

VAT

VAT is not applicable to this lot.

Completion Period

6 week completion.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground First Second	Dentist Dentist/Ancillary Ancillary	103.58 (1) 68.89 47.71	(1,115) (1) (742) (514)	OASIS DENTAL CARE (CENTRAL) LIMITED with a guarantee from OASIS HEALTHCARE LIMITED (t/a Bupa Dental Care) (2)	15 years from 18/12/2014 (3)	£29,439.69	18/12/2024 to RPI (uncapped)
Total		220.18	(2,371)			£29,439.69	

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

(2) Oasis Dental Care is now part of the Bupa Dental Care group. Bupa Dental Care are a leading provider of NHS and private dental care. Their dentists care for over 3 million patients and have nearly 500 practices across the UK and Ireland. (www.bupa.co.uk) For the year ending 31st December 2021, Oasis Dental Care (Central) Limited reported a turnover of £62,421,000, a pre-tax loss of £1,448,000 and Net Assets of £2,676,000 (Source: Companies House 12/10/2022)

(3) The lease provides for a tenant option to determine on 18/12/2024

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