

lot 14

Marden House Dental Practice, 4 St. Owen Street Hereford, Herefordshire HR1 2PH

Rent
£34,000
per annum
exclusive

Freehold Dental Surgery Investment

- To be entirely let to Whitecross Dental Care Limited
- New 20 year lease from completion (subject to options)

- City centre location close to Edinburgh Woollen Mill, Coral, Thomas Cook and William Hill
- Benefits from on-site car parking and garden to the rear
- VAT-free Investment



Location

Miles: 25 miles south-west Worcester
35 miles west of Gloucester
55 miles south of Birmingham
Roads: A438, A49, M50, M5
Rail: Hereford Railway Station
Air: Birmingham Airport

Situation

The property is situated in a prominent position on the northern side of St. Owen Street, opposite St Peter's Square, on the periphery of Hereford's prime retailing area. Nearby occupiers include Coral, Edinburgh Woollen Mill, Thomas Cook and William Hill, with Marks & Spencer only a short walk away.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Basement	Dental Surgery	36.00 sq m	(387 sq ft)	WHITECROSS DENTAL CARE LIMITED (1)	20 years from completion, expiring in 2035 on a full repairing and insuring lease (2)	£34,000	2020 and five yearly thereafter
Ground	Dental Surgery	85.50 sq m	(920 sq ft)				
First	Dental Surgery/Office	72.65 sq m	(782 sq ft)				
Second (part)	Beauty Salon	27.24 sq m	(293 sq t)				
Second (part)	Residential Flat	1 bedroom flat					
Total Commercial Area		221.39 sq m	(2,382 sq ft)				
				£34,000			

(1) For the year ending 31/03/2014, Whitecross Dental Care Limited reported a turnover of £138,793,000, pre-tax profits of £10,180,000, a negative net worth of £46,641,000 and shareholders' funds of £92,150,000. (Source: www.riskdisk.com/www.experian.com 12/06/2015). Its holding company, Integrated Dental Holdings, provides its services through a number of provider organisations, known as Dental Body Corporates, of which the largest two are Whitecross Dental Care Limited and Petrie Tucker and Partners Limited. IDH has a network of over 600 dental practices nationwide (Source: www.idhgroup.co.uk).

(2) The lease provides for a tenant option to determine on the 10th and 15th anniversary of the term.

For further details please contact:

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