

Lot 53

£11,000 per annum
exclusive

Oasis Dental Care, St George's Road, Millom, Cumbria LA18 5DN

Freehold Dental Surgery Investment



Key Details

- Let to Oasis Dental Care Limited - a part of Bupa
- New 10 year lease from May 2017 (subject to option)
- Nearby occupiers include a Tesco Superstore, Co-operative Food and branches of NatWest and Barclays Banks
- Popular Cumbrian town on the edge of the Lake District

On the Instructions of Telereal Trillium



Location

Miles: 24 miles from Kendal
50 miles from Carlisle
Roads: A595, A5093
Rail: Millom Railway Station
Air: Manchester Airport

Situation

Millom is a popular town located on the south-west coast of Cumbria, just south of the boundary with the Lake District National Park. The property occupies a prominent position on the southern side of St George's Road, a short walk from the town's railway station. There is a Tesco Superstore nearby, with other nearby occupiers including Co-operative Food, Post Office and branches of NatWest and Barclays Banks.

Description

The property comprises a ground floor dental surgery benefiting from car parking for approximately five cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Dental Surgery	241.20 sq m (2,596 sq ft)	OASIS DENTAL CARE (CENTRAL) LIMITED (1)	10 years from 18/05/2017 until 17/05/2027 (2) on a full repairing and insuring lease (3)	£11,000	18/05/2022 (4)
Totals		241.20 sq m (2,596 sq ft)			£11,000	

- (1) For the year ending 31st March 2016, Oasis Dental Care Limited reported a turnover of £58,282,000 and pre-tax profits of £2,499,000 (Source: Experian Group 18/08/2017). Oasis Dental Care was acquired by Bupa in February 2017. Bupa aims to become a major dental provider in the UK with over 2 million dental patients and 400 clinics (Source: www.bupa.co.uk 18/08/2017).
- (2) The lease provides for a tenant option to determine on 17th May 2022.
- (3) The lease is subject to a Schedule of Condition.
- (4) The rent is reviewed to RPI.



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