

Lot 79

£5,500 per annum

17 Carlis Road, Kirkby Liverpool, Merseyside L32 6QS Freehold Dental Surgery Investment



Key Details

- Let to Whitecross Dental Care Limited – a part of MyDentist Group
- March 2018 tenant break option not exercised
- Located in a predominantly residential area
- VAT-free dental surgery investment

Location

Miles: 8 miles north-east of Liverpool
8 miles north-west of St Helens
Roads: A580, A5208, M57, M58
Rail: Kirkby Railway Station
Air: Liverpool John Lennon Airport

Situation

The property is situated in a predominantly residential area in Kirkby, eight miles north-east of Liverpool city centre, at the corner of Carlis Road and Medbourne Crescent, to the south of the A580, which connects Liverpool to Manchester. Junction 6 of the M57 is to the west.

Description

The property comprises a ground floor dental surgery with on-site parking for two cars.

Tenure

Freehold.

Note

The Buyer will pay 2% + VAT of the purchase price towards the seller's costs.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Dental Surgery/ Ancillary	65.49 sq m (705 sq ft)	WHITECROSS DENTAL CARE LIMITED with a guarantee from Intergrated Dental Holdings Limited (1)	15 years from 31/03/2008 on a full repairing and insuring lease	£5,500	30/03/2023
Total		65.49 sq m (705 sq ft)			£5,500	

(1) For the year ending 31st March 2017, Whitecross Dental Care Limited reported a turnover of £218,090,000, pre-tax profits of £1,400,000 and a total net worth of £-56,903,000. MyDentist has a 600-plus network of practices and is committed to providing the latest treatments, and helping the nation improve their oral health with over seven million people in the UK registered (Sources: Experian Group and www ldc.co.uk 11/09/2018).



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
David Margolis
+44 (0)20 7034 4862
david.margolis@acuitus.co.uk

Acuitus
George Watkins
+44 (0)20 7034 4861
george.watkins@acuitus.co.uk

Seller's Solicitors: Pearl & Coutts
James Thomson/Geoffrey Karikari
+44 (0)20 7843 9196/+44 (0)20 7843 3796
james.t@pearl-coutts.co.uk
geoffrey.k@pearl-coutts.co.uk