

203 Wandsworth High Street, London SW18 4JE

High Street Dental Surgery Investment

Lot 1

£14,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	58.89 sq m (634 sq ft)	IDH LIMITED t/a My dentist (1)	10 years from 24/07/2017 on a full repairing and insuring lease (2)	£14,000	24/07/2022 (23/07/2027)
Totals		58.89 sq m (634 sq ft)			£14,000	

(1) IDH Limited was incorporated in 1929. IDH Group functions through mydentist, which operates a network of 600+ NHS funded and private pay dental practices across the UK (Source: mydentist.co.uk 7/6/2019). The tenant has traded from the property for approximately 20 years.
(2) The lease provides for a tenant option to determine on 24/07/2022.

Key Details

- Let to IDH limited t/a Mydentist
- Popular and affluent South West London suburb
- Tenant has traded from the property for approximately 20 years
- 300 metres from the Southside Wandsworth Shopping Centre with occupiers including Waitrose, Wagamama, Starbucks, Primark, Pret A Manger, H&M, McDonald's and Uniqlo

Location

Miles: 2 miles west of Clapham Common
6 miles south-west of the City of London
Roads: A3, M25
Rail: Wandsworth Town Railway Station
Air: London Heathrow, London Gatwick, London City Airport

Situation

The property is situated in the popular and affluent South West London suburb of Wandsworth. The property is prominently located on the busy High Street (A3) close to the junction with Putney Bridge Road, 300 metres from the Southside Wandsworth Shopping Centre with occupiers including Waitrose, Wagamama, Starbucks, Primark, Pret A Manger, H&M, McDonald's and Uniqlo.

Description

The property comprises self-contained dental surgery accommodation on the ground floor.

Tenure

Virtual Freehold. Held for a term of 999 years from 29/09/2014 at a peppercorn rent.

VAT

VAT is applicable to this lot.

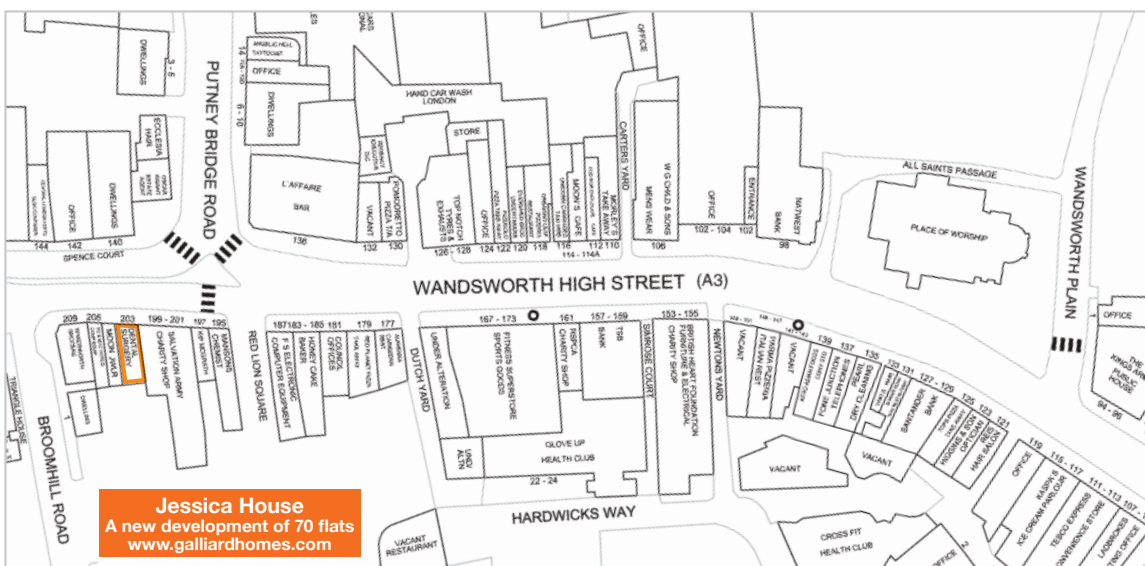
Six Week Completion

Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk

Note

No 197 Wandsworth High Street is being offered as Lot 22.



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