

Lot 13

£14,175 per annum exclusive

204 Battlefield Road, Glasgow G42 9HN Heritable Dental Surgery Investment



Key Details

- Let to Petrie Tucker & Partners Limited with a guarantee from Integrated Dental Holdings Limited
- Lease expires in May 2025 (by way of lease extension in 2012)
- May 2019 tenant break option not exercised
- Nearby retailers on Battlefield Road include Sainsbury's, Greggs, Domino's and Subway
- 0.2 miles from Mount Florida Train Station
- 2 miles south of Glasgow city centre
- VAT-free dental surgery investment

Location

Miles: 2 miles south of Central Glasgow
47 miles west of Edinburgh
Roads: A74, A77, M8, M74, M77, M80
Rail: Mount Florida
Air: Glasgow Airport

Situation

The property is located in Mount Florida, a southern suburb of Glasgow approximately 2 miles south of the city centre. The property is situated near the Langside Campus, part of Glasgow Clyde College and a very short walk to Mount Florida Train Station, as well as being within close proximity to Hampden Park, Scotland's national stadium. Nearby retailers on Battlefield Road include Sainsbury's Local, Gregg's, Domino's Pizza and Subway.

Description

The property comprises a dentist arranged on the ground floor and basement, forming part of a larger building.

Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is not applicable to this lot.

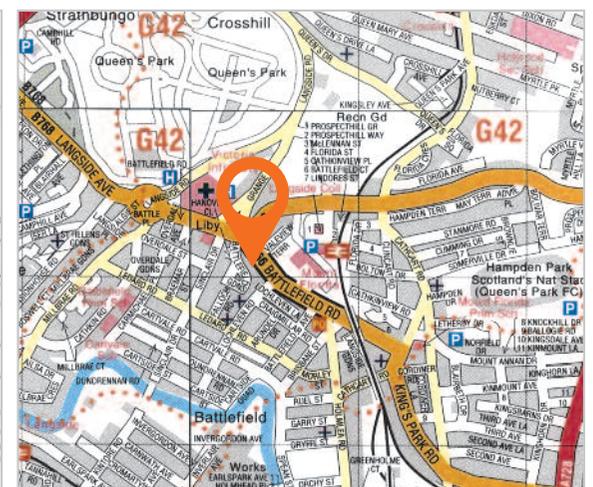
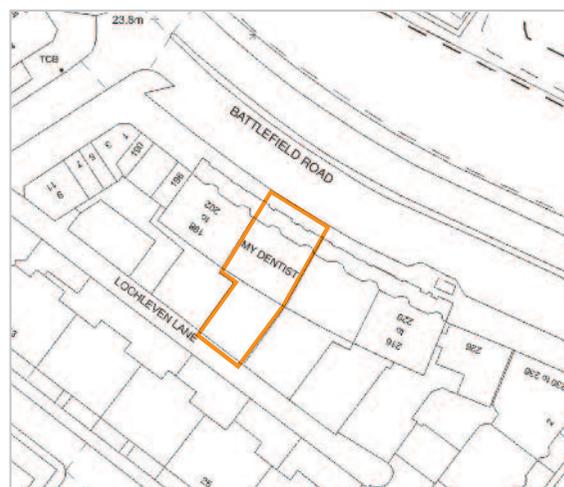
Energy Performance Certificate

Available from the legal pack at acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Dental Practice	65.51 sq m	(705 sq ft)	PETRIE TUCKER AND PARTNERS LIMITED (1) t/a Mydentist (2) with a guarantee from INTEGRATED DENTAL HOLDINGS LIMITED	Approximately 23 years from 25/07/2002 until 27/05/2025 on a full repairing and insuring lease (3)	£14,175	28/05/2019 (4) and 28/05/2024
Basement	Dental Practice	64.10 sq m	(670 sq ft)				
Total		129.61 sq m	(1,375 sq ft)			£14,175	

- (1) For the year ending 31st March 2018, Petrie Tucker and Partners Limited reported a turnover of £52,468,000, pre-tax profits of £4,245,000 and a total net worth of £70,173,000.
- (2) Mydentist is Europe's largest dental care provider with over 600 practices throughout the UK and Europe.
- (3) The lease is full repairing and insuring, subject to a Schedule of Condition.
- (4) The May 2019 Rent Review is outstanding.



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