

Lot 5

£49,000 Per Annum
Exclusive

409 Norwood Road, Tulse Hill, London, SE27 9BU Freehold Dental Practice Investment



Key Details

- Let to Colosseum Dental UK Partnerships Limited with a guarantee from Colosseum Dental UK Limited
- Lease expires November 2033 (subject to tenant only break option in November 2023)
- Busy main road frontage on Norwood Road (A215) and 200 metres from Tulse Hill Train Station
- Asset Management and Change of Use Opportunities
- Fashionable London Suburb
- VAT-free investment

Location

Miles: 1.5 miles south-west of Dulwich Village
5 miles south-east of Central London
Roads: A23, A205 (South Circular)
Rail: Tulse Hill (200m)
Air: London Gatwick, London Heathrow

Situation

Tulse Hill is in the London Borough of Lambeth, and is approximately 1.5 miles south-west of Dulwich Village and 5 miles south-east of Central London. The property is located on the east side of Norwood Road, close to its junction with Elmcourt Road in an excellent position less than 200m from Tulse Hill Station (Thameslink and Southern). The property is situated in a predominantly residential location, with private houses either side and nearby occupiers including Anytime Fitness, Elmcourt Health Centre and various independent shops and cafe's.

Description

The property comprises a two storey terraced building with attic conversion, previously used as a dental practice, and prior to that a residential house, comprising seven rooms including 3 surgeries, as well as a kitchen, bathroom, w/c and office/attic. The property benefits from a large garden to the front and a small garden/yard area to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

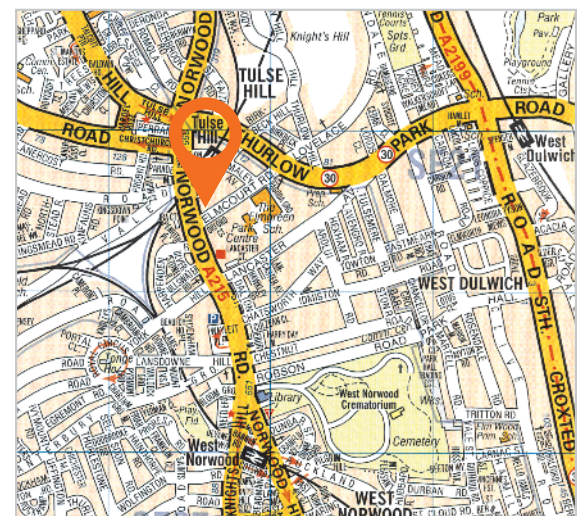
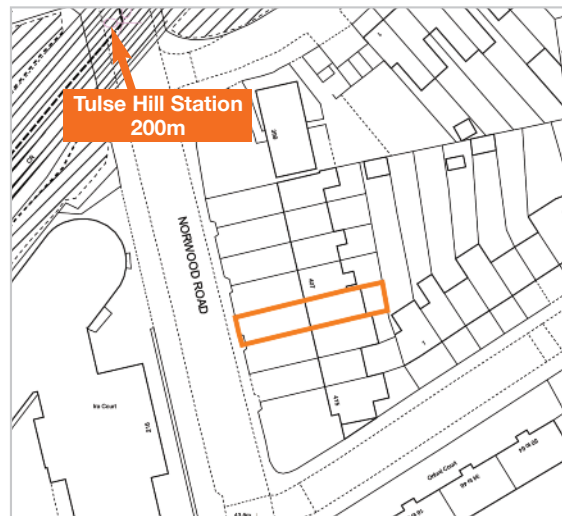
Energy Performance Certificate

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

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Former Dentist/Ancillary	52.40 sq m	(563 sq ft)	COLOSSEUM DENTAL UK PARTNERSHIPS LIMITED with a guarantee from COLOSSEUM DENTAL UK LIMITED (2)	20 years from 14/11/2013 until 13/11/2033 (3) on a full repairing and insuring lease	£49,000
First	Former Dentist/Ancillary	39.60 sq m	(425 sq ft)			
Second (Attic)	Office	35.50 sq m	(382 sq ft)			
Total		127.50 sq m (1)	(1,370 sq ft) (1)			£49,000

- (1) Total Gross Internal Area is 148.30 sq m (1,592 sq ft).
- (2) Colosseum Dental are one of the UK's major providers of dentistry with over 70 clinics and more than 750,000 NHS and private patients (www.colosseumdental.co.uk). The tenant is not currently in occupation.
- (3) The lease is subject to a tenant option to determine in November 2023.



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