

Lot 2

£30,000 Per Annum
Rising to £33,942.25 in
July 2026
Rising to £38,402.54 in
July 2031

18 Mount Avenue, New Milton, Hampshire BH25 6NT Freehold Dental Surgery Investment



Key Details

- Let to Whitecross Dental Care Limited with a guarantee from Integrated Dental Holdings Limited
- 15 year lease renewal from 22nd July 2021 (subject to option at year 10)
- Re-based rent
- Rent rising to £33,942.25 pa in July 2026 and rising to £38,402.54 pa in July 2031
- 900 metres south of New Milton Railway station in Affluent New Forest Tourist Town
- VAT-free Dental Surgery Investment

Location

Miles: 10 miles east of Bournemouth
16 miles south-west of Southampton
Roads: A337, A31, M27
Rail: New Milton Railway Station
Air: Bournemouth Airport, Southampton Airport,

Situation

New Milton is a market town in Hampshire, approximately 10 miles east of Bournemouth. The property is situated in a predominantly residential area on the east side of Mount Avenue, opposite its junction to Cowper Avenue, and approximately 900 metres south of New Milton Railway Station.

Description

The property comprises a Dental Surgery arranged on the ground, first and second floors. The property benefits from on site parking to the rear.

Note

Please note the buyer will pay 1% plus VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

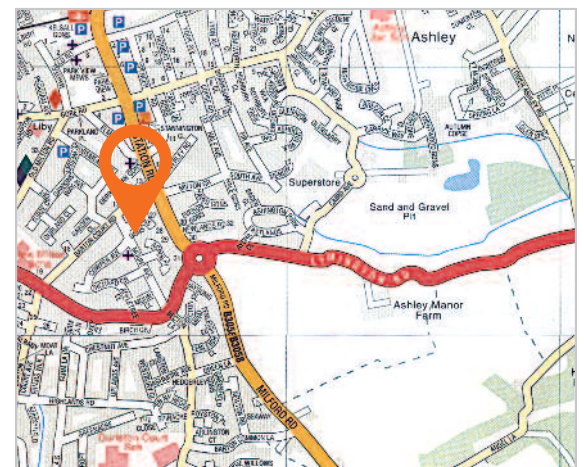
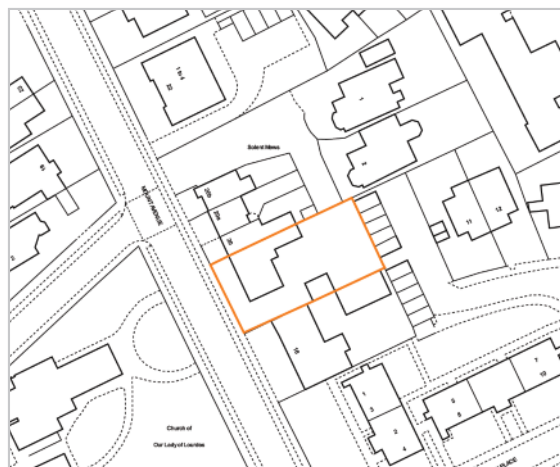
Energy Performance Certificate

Band E. See legal pack.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Dental Surgery	66.20 sq m (713 sq ft)	WHITECROSS	15 years from 22/07/2021 until 21/07/2036 (3) on a full repairing and insuring lease	£30,000 rising to £33,942.25 in July 2026
First	Dental Surgery	72.70 sq m (782 sq ft)	DENTAL CARE		rising to £38,402.54 in July 2031
Second	Ancillary	18.20 sq m (196 sq ft)	LIMITED with a guarantee from INTEGRATED DENTAL HOLDINGS LIMITED (2)		
Total		157.10 sq m (1,691 sq ft)	(1)		£30,000 (with fixed rental uplifts every 5 years)

- (1) Floor areas provided by the Valuation Office Agency (www.gov.uk).
- (2) For the year ending 31st March 2019, Whitecross Dental Care limited reported a turnover of £166,771,000, a pre-tax profit of negative £56,039,000 and shareholder funds of £5,341,000. Integrated Dental Holdings Limited did not report a turnover or pre-tax profit, but reported a total net worth of £18,263,000 (Source: NorthRow 27/07/2021).
- (3) The lease provides for a tenant option to determine the lease at the expiry of the 10th year on 22/07/2031.



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
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
+44 (0)7824 705 955
billy.struth@acuitus.co.uk

Seller's Solicitors: Structadene Group
James Thomson/Rodney Evans
+44 (0)20 7843 9196/+44 (0)20 8882 9583
james.t@pearl-coutts.co.uk
rodney.e@pearl-coutts.co.uk