

Lot 3

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

29 West Street, Wareham, Dorset BH20 4JS 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 to £38,402.54 pa in July 2031
- Affluent and historic Dorset town
- VAT-free Dental Surgery Investment

Location

Miles: 9 miles south-west of Poole
14 miles west of Bournemouth
20 miles east of Dorchester

Roads: A35, A350

Rail: Wareham (Direct to London Waterloo)

Air: Southampton Airport

Situation

Wareham is an affluent and attractive market town, immediately west of Poole Harbour and approximately 9 miles west of Poole town centre. The property is situated on a prominent corner position at the junction of West Street and Trinity Lane, in Wareham town centre, approximately 0.6 miles south of Wareham Railway Station. Nearby occupiers include various independent shops, cafe's and restaurants.

Description

The property comprises a Dental Surgery arranged on the ground, basement, first and second floors.

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	67.70 sq m (729 sq ft)	WHITECROSS	15 years from 22/07/2021 until 21/07/2036 (3) on a full repairing and insuring lease (4)	£30,000 rising to £33,942.25 in July 2026 rising to £38,402.54 in July 2031
First	Dental Surgery	66.30 sq m (714 sq ft)	DENTAL		
Second	Ancillary	44.72 sq m (481 sq ft)	CARE		
Basement	Ancillary	31.00 sq m (334 sq ft)	LIMITED with a guarantee from INTEGRATED DENTAL HOLDINGS LIMITED (2)		
Total		209.72 sq m (2,258 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.

(4) The lease is full repairing & insuring, subject to a Schedule of Condition.



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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