

Lot 19

£22,000 Per Annum Exclusive
Rising to £24,890.98 pa in
July 2026
Rising to £28,161.86 pa in
July 2031

260 Old Christchurch Road, Bournemouth, Dorset BH1 1PF

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 options)
- 12 month rental break penalty at year 5 if break option exercised
- Re-based rent
- Rent rising to £24,890.98 pa in July 2026 and to £28,161.86 pa in July 2031
- VAT-free Dental Surgery Investment

Location

Miles: 6 miles east of Poole
30 miles west of Southampton
Roads: A31, A35, A338, M27
Rail: Bournemouth Railway Station
Air: Bournemouth Airport

Situation

Bournemouth is a highly popular coastal resort town, approximately six miles east of Poole. The property is situated in a busy trading position on the southern side of Old Christchurch Road, in the heart of Bournemouth's restaurant and leisure district approximately 900 metres from Bournemouth Railway Station. Glen Fern multi-storey car park is located 250 metres to the west and provides car parking for approximately 400 cars.

Description

The property comprises a Dental Surgery arranged over ground, 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

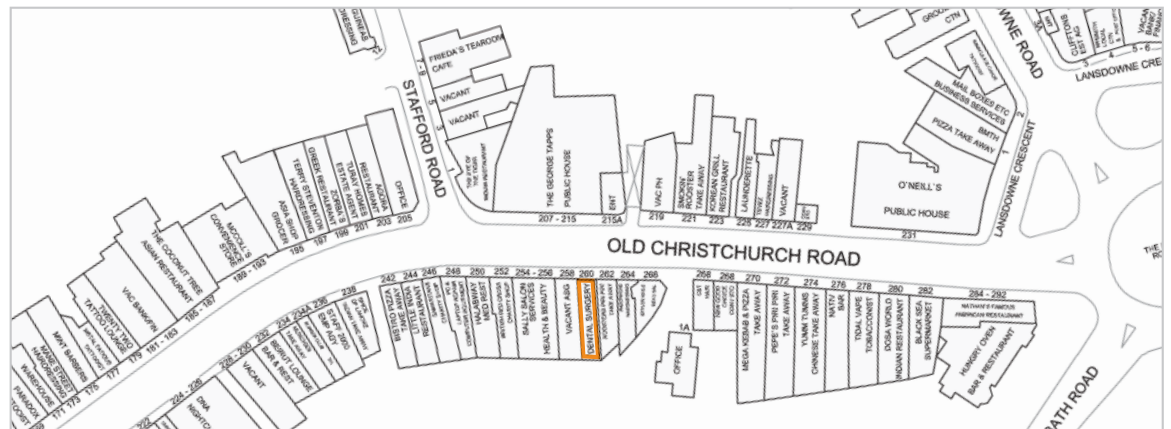
Energy Performance Certificate

Band D. See legal pack.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Dental Surgery	48.50 sq m (522 sq ft)	WHITECROSS	15 years from 22/07/2021 until 21/07/2036 (3) on a full repairing and insuring lease (4)	£22,000 rising to £24,890.98 in July 2026
First	Ancillary	35.00 sq m (376 sq ft)	DENTAL CARE LIMITED with a guarantee from INTEGRATED DENTAL HOLDINGS LIMITED (2)		rising to £28,161.86 in July 2031
Second	Ancillary	16.70 sq m (180 sq ft)			
Total		100.20 sq m (1,078 sq ft) (1)			£22,000 (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 on 22/07/2026 and 22/07/2031. The tenant has agreed a 12 month break penalty if they exercise the option at the expiry of the 5th year.
- (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