

Lot 20

£21,000 Per Annum
Rising to £23,759.57 pa in
July 2026
Rising to £26,881.78 pa in
July 2031

Lomead House, St John's Street, Whitland, Carmarthenshire SA34 0AP 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 £23,759.57 pa in July 2026 and rising to £26,881.78 pa in July 2031
- VAT-free Dental Surgery Investment

Location

Miles: 13 miles west of Carmarthen
38 miles north west of Swansea
Roads: A40
Rail: Whitland Railway Station

Situation

Whitland is located approximately 13 miles north of Tenby and 38 miles north-west of Swansea. The property is prominently situated in the centre of Whitland, on the west side of St John's Street approximately 100 metres north of Whitland Railway Station.

Description

The property comprises a Dental Surgery arranged on the ground and first 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

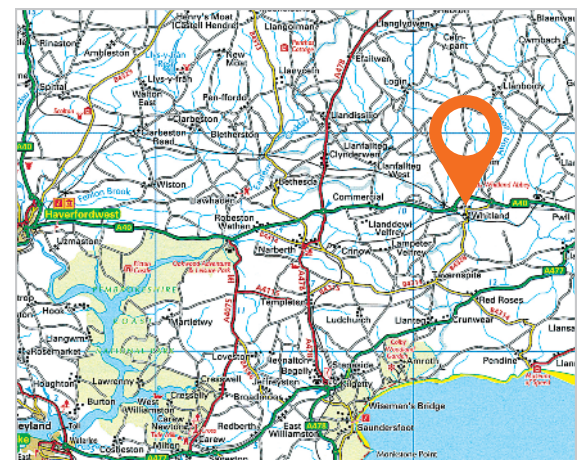
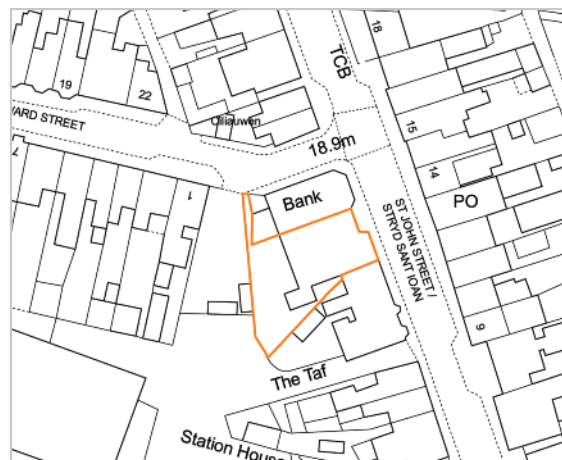
Energy Performance Certificate

Band D. See legal pack.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Dental Practice	127.40 sq m (1,371 sq ft)	WHITECROSS DENTAL CARE LIMITED with a guarantee from INTEGRATED DENTAL HOLDINGS LIMITED (2)	15 years from 22/07/2021 until 21/07/2036 (3) on a full repairing and insuring lease	£21,000 rising to £23,759.57 in July 2026 rising to £26,881.78 in July 2031
First	Ancillary	60.11 sq m (647 sq ft)			
Totals		187.51 sq m (2,018 sq ft) (1)			£21,000 (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 rental break penalty if they exercise the option at the expiry of the 5th year.



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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