

# Lot 26

£28,000 Per Annum  
Rising to £31,679.43 pa in  
July 2026  
Rising to £35,842.37 pa in  
July 2031

## 45 Tan Bank, Wellington, Telford, Shropshire TF1 1HW 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 £31,679.43 pa in July 2026 and to £35,842.37 pa in July 2031
- 450 metres south of Wellington Railway Station
- VAT-free Dental Surgery Investment

### Location

**Miles:** 10 miles east of Shrewsbury  
32 miles north-west of Birmingham  
**Roads:** M54, A5223  
**Rail:** Wellington Railway Station  
**Air:** Birmingham International Airport

### Situation

The property is located in Wellington, 4 miles north-west of Telford, 10 miles east of Shrewsbury and 32 miles north-west of Birmingham. The property is located on the east side of Tan Bank, close to the centre of Wellington. The property benefits from good access being approximately 450 metres south of Wellington Railway Station and close to J6 of the M54 motorway.

### Description

The property comprises a dental surgery arranged on the ground and first floors. The property also benefits from on site car parking on a large site..

### 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

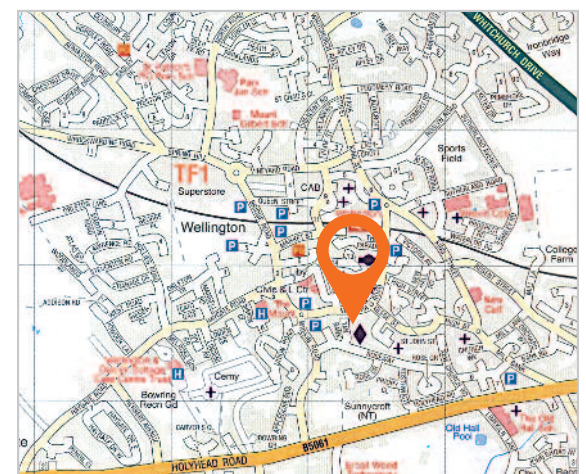
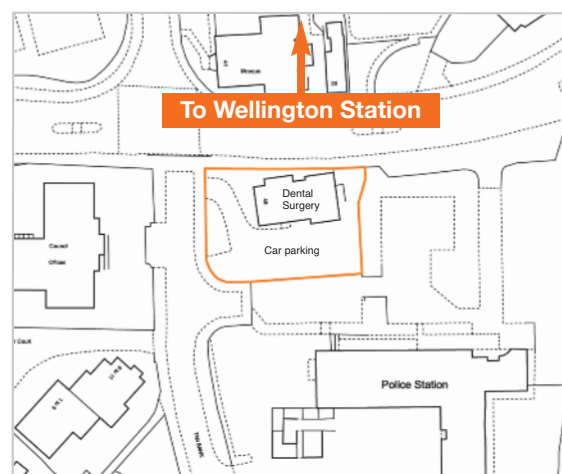
### Energy Performance Certificate

Band E. See legal pack.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Dental Surgery	100.80 sq m. (1,085 sq ft)	WHITECROSS	15 years from	£28,000 rising to
First	Dental Surgery	110.30 sq m (1,187 sq ft)	DENTAL CARE LIMITED with a guarantee from INTEGRATED DENTAL HOLDINGS LIMITED (2)	22/07/2021 until 21/07/2036 (3) on a full repairing and insuring lease (4)	£31,679.43 in July 2026 and rising to £35,842.37 in July 2031
<b>Total</b>		<b>211.10 sq m (2,272 sq ft) (1)</b>			<b>£28,000 (with fixed rental uplifts every 5 years)</b>

- (1) Floor areas provided by the Valuation Office Agency ([www.gov.uk](http://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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