

Lot 32

£13,000 Per Annum rising to £14,708.31 pa in July 2026 rising to £16,641.10 pa in July 2031

8 Park Avenue, Barnoldswick, Lancashire BB18 5AT 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 £14,708.31 pa in July 2026 and rising to £16,641.10 pa in July 2031
- VAT-free Dental Surgery Investment

Location

Miles: 29 miles north-west of Leeds
30 miles north of Manchester
Roads: B6383, A56, M65
Rail:
Air: Manchester Airport

Situation

Barnoldswick is a market town in Lancashire approximately 29 miles north-west of Leeds and 30 miles north of Manchester. The property is situated in a predominantly residential area on the south side of Park Avenue, at its junction with York Street and approximately 300 metres from the town centre.

Description

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

Note

Please note the buyer will pay 1.5% 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

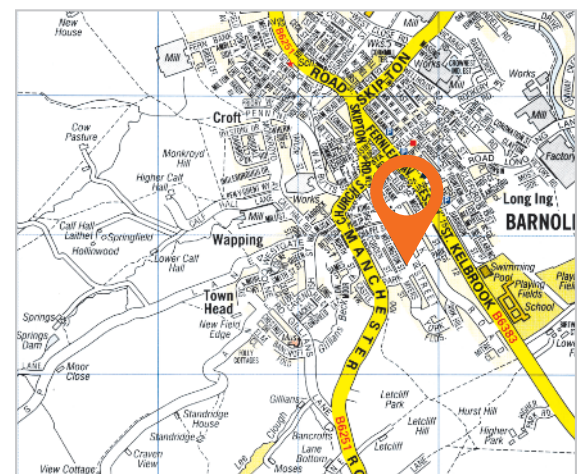
Energy Performance Certificate

Band E. See legal pack.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Dental Surgery	37.78 sq m (407 sq ft)	WHITECROSS DENTAL	15 years from 22/07/2021 until 21/07/2036 (3) on a full repairing and insuring lease (4)	£13,000 rising to £14,708.31 in July 2026 rising to £16,641.10 in July 2031
First	Ancillary	32.52 sq m (350 sq ft)	CARE LIMITED with a		
Second	Ancillary	27.83 sq m (299 sq ft)	guaranteee from INTEGRATED DENTAL HOLDINGS LIMITED (2)		
Total		98.13 sq m (1,056 sq ft) (1)			£13,000 (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.
- (4) The lease is full repairing & insuring, subject to a Schedule of Condition.



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