

Lot 44, Lockhart House, Tulloch Street, Dingwall, Ross Shire IV15 9JY

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



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Property Information

Heritable Dental Surgery Investment

- Well Established Dental Surgery and Dental Laboratory since 1987
- Dental Surgery Let to Oasis Healthcare Ltd Trading As Bupa Dental Care
- On site car parking for 11 cars
- Property benefits form a passenger lift
- Nearby occupiers include Lidl, Tesco, Bank of Scotland and a number of national and local retailers
- VAT-free investment

Lot

44

Auction

31/Mar/2022

Rent

£40,000 per Annum Exclusive

Status

Available

Sector

Medical/Healthcare

Auction Venue

Live Streamed Auction

Location

Miles 15 miles north west of Inverness
Roads A835, A9
Rail Dingwall Railway station
Air Inverness Airport

Situation

Dingwall, located 15 miles north west of Inverness is the main administrative hub for Ross-shire and has a population of circa 5,500. The property is situated on the west side of Tulloch Street, at the junction with Mart Road and near the High Street. Neighbouring occupiers include Tesco, Lidl, Bank of Scotland, and a number of national and local traders.

Tenure

Heritable.

Description

The property comprises the first and part second floors of a modern property. The upper floors are accessed by stairs and lift from an entrance on Mart Road. At first floor is a dental surgery with dental laboratories at second floor. There is a residential flat at second floor but this is in separate ownership and not included in the sale.

VAT

VAT is not applicable to this lot.

EPC

Band G. See Legal Pack.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
First	Dental Surgery	217.67	2,343	OASIS HEALTHCARE LTD T/A Bupa Dental Care (1)	10 years from 23/6/2017 to 22/ 06/2027	£30,000	23/06/2022
Second	Dental Laboratory	73.02	786	WYVIS COSMETIC DENTAL LABORATORY LTD	10 years from 23/6/2017 to 22/ 06/2027	£5,400	23/06/2022
Second	Dental Laboratory	62.15	669	CACTUS DENTAL TECHNOLOGY LTD	10 years from 23/6/2017 to 22/ 06/2027	£4,600	23/06/2022
Total		353.19	3,798			£40,000	

(1) Oasis Healthcare Limited is a wholly owned subsidiary of BUPA. BUPA operate over 400 NHS and private dental practices throughout the UK

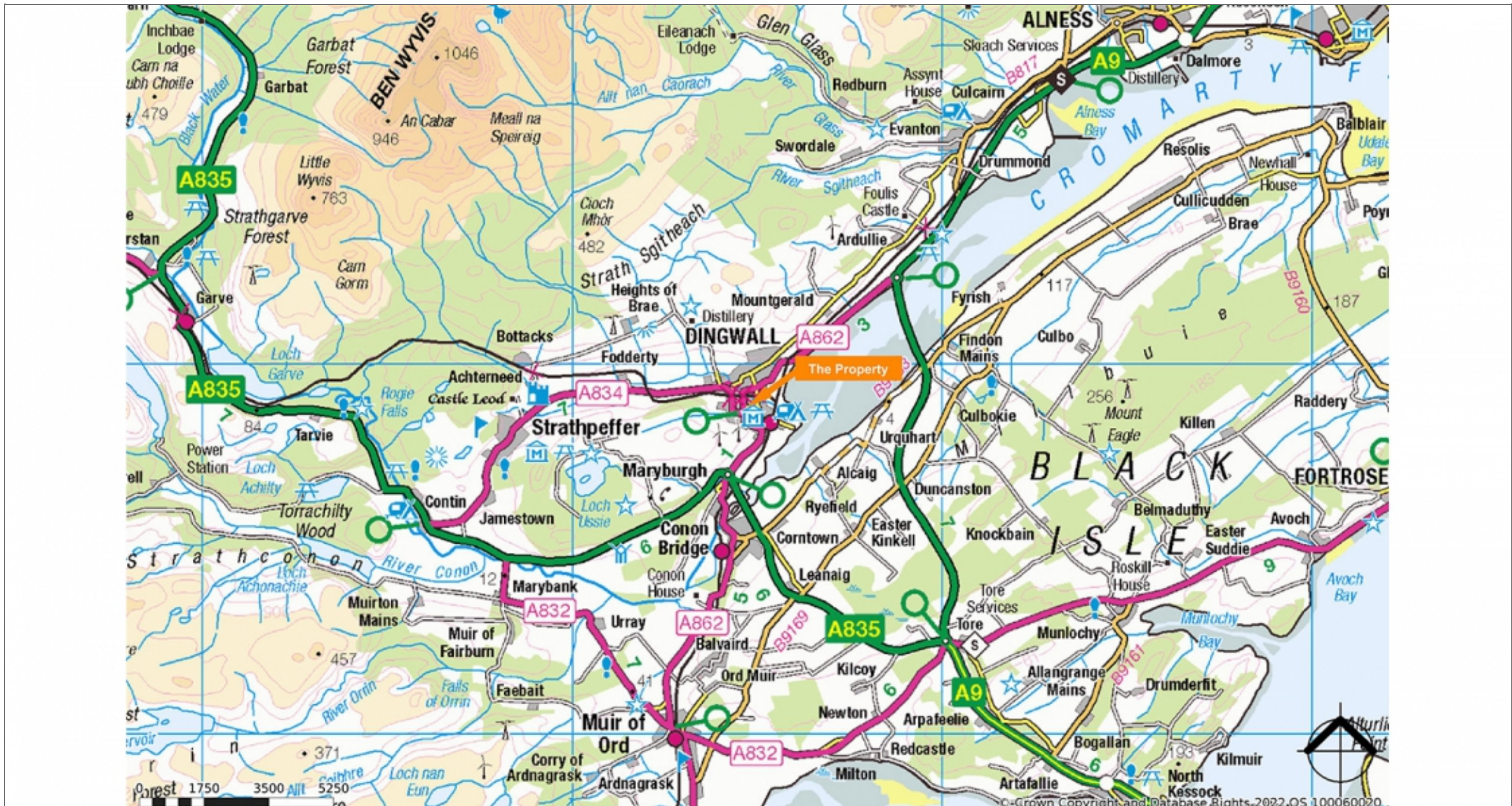
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September 2020