

Halifax

Clare House 5A Clare Road West Yorkshire HX1 2HX

- **Attractive Freehold Medical Investment**
- Let to Whitecross Dental Care Ltd until 2024 (No Breaks)
- Town centre position
- No VAT applicable
- Rent Review 2019
- Current Rent Reserved
£26,850 pa



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Freehold.

Location

Halifax is one of West Yorkshire's principal commercial centres with a population in excess of 91,000. The town is located just to the north of Junction 24 of the M62 Motorway.

The property is situated in the town centre, to the south of the main retail area.

Occupiers close by include Coral Bookmakers and a range of medical and office occupiers.

Description

This attractive property is arranged on basement, ground and one upper floor to provide a dental practice with surgery rooms, ancillary and WC's on the ground and first floors, with further staff ancillary accommodation to the basement. The property benefits from car parking to the side and a garden to the rear.

The property provides the following accommodation and dimensions:

Basement	65.70 sq m	(708 sq ft)
Ground Floor	126.00 sq m	(1,357 sq ft)
First Floor	125.30 sq m	(1,349 sq ft)
Total	317.00 sq m	(3,414 sq ft)

Tenancy

The entire property is at present let to WHITECROSS DENTAL CARE LTD for a term of 15 years from 30th September 2009 at a current rent of £26,850 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The current rent was agreed at the 2014 review and is an uplift from the initial rent of £25,000 p.a.

Tenant Information

For the year ended 31st March 2014, Whitecross Dental Care Limited reported a turnover of £138.793m, a pre-tax profit of £10.18m, a negative net worth of £46.641m and shareholders' funds of £92.15m (Source: Experian 05.06.15).

My Dentist is Europe's largest dental corporate company with a network of over 640 dental practices nationwide. The holding company Integrated Dental Holdings provides its services through a number of provider organisations, known as Dental Body Corporates, of which the two largest are Whitecross Dental Care Limited and Petrie Tucker and Partners Limited. (Source: www.mydentist.co.uk)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Malcolm Parkinson, Ramsdens Solicitors LLP. Tel: 01924 483838 e-mail: malcolm.parkinson@ramsdens.co.uk
Joint Auctioneer R Barker Esq, Walker Singleton. Tel: 01422 430024 e-mail: ryan.barker@walkersingleton.co.uk