



Tenure

Freehold.

Location

Eastchurch is a predominantly residential village located on the north-east corner of the Isle of Sheppey which lies some 6 miles south-east of Sheerness and some 11 miles north-east of Sittingbourne. The town is serviced by the A2500 which leads some 4 miles west to the A249 which in turn links to the M2 some 7 miles to the south.

The property is situated on the north side of the High Street in the centre of the village which is serviced by a number of local bus routes. Occupiers close by include Costcutter, Spar, The Castle Public House and The Sutherland Hotel.

Description

The property is arranged on ground floor only to provide a dental surgery comprising a reception, two surgeries and staff/ancillary accommodation.

The property provides the following accommodation and dimensions:

Ground Floor **51.5 sq m** **(554 sq ft)**

Tenancy

The entire property is at present let to WHITECROSS DENTAL CARE LTD with a guarantee from Integrated Dental Holdings Ltd for a term of 15 years from 20th November 2009 at a current rent of £13,577 per annum. The lease provides for a fixed rental increase in 2019 to £15,361 and contains full repairing and insuring covenants.

(1) There is a tenant's option to determine the lease in 2019.

Tenant Information

For the year ended 31st March 2014, Whitecross Dental Care Ltd reported a turnover of £138.8m, a pre-tax profit of £10.2m and a negative net worth of £46.6m.

For the year ended 31st March 2014, Integrated Dental Holdings Ltd reported no turnover or pre-tax profit but a net worth of £18.26m. (Source: Experian 02.04.2015.)

Integrated Dental Holdings are Europe's largest dental corporate company with a network of over 600 dental practices nationwide. www.idhgroup.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

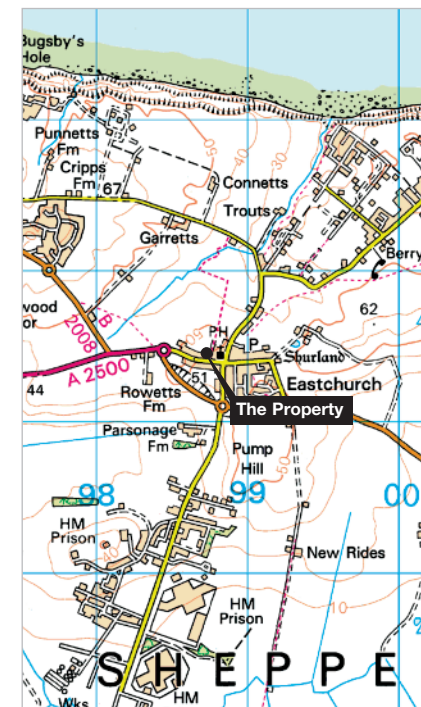
EPC Rating 135 Band F (Copy available on website).

Eastchurch
87A High Street
Kent
ME12 4DF

- **Freehold Dental Surgery Investment**
- Entirely let to Whitecross Dental Care Limited with a guarantee from Integrated Dental Holdings Ltd on a lease expiring in 2024 (1)
- Located within a predominantly residential area
- No VAT applicable
- Reversion 2024
- Current Rent Reserved

£13,577 pa
rising to £15,361 pa
in 2019

SIX WEEK COMPLETION AVAILABLE



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