

Lot 23, My Dentist, 105/107 Church Street, Runcorn, Cheshire WA7 1LA

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



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Property Information

Freehold Dental Surgery Investment

- Let to Whitecross Dental Care Limited
- Lease until April 2034 (subject to tenant's options to determine)
- 5 yearly rent reviews
- Nearby occupiers include JD Wetherspoon, Co-op, Iceland and a number of local retailers
- VAT-free Dental Surgery Investment

Lot

23

Auction

3rd November 2022

Rent

£27,000 per Annum Exclusive

Status

Available

Sector

Medical/Healthcare

Auction Venue

Live Streamed Auction

On behalf of a Mutual Society

Location

Miles

10 miles west of Warrington, 15 miles south-east of Liverpool, 28 miles north-west of Manchester

Roads

A56, A533, M56 (Junction 12)

Rail

Runcorn Railway Station

Air

Liverpool John Lennon Airport

Situation

The property is situated on the south side of Church Street, Runcorn's main retail thoroughfare with Runcorn Railway Station approximately 650 metres to the south. Other nearby occupiers include JD Wetherspoon, Co-op, Iceland and a number of local retailers.

Tenure

Freehold.

Description

The property comprises two interlinked mid terrace properties currently used as a Dental Surgery and is arranged on the ground, cellar, first and second floors. Rear access to the property is provided via Wellington Street.

VAT

VAT is not applicable to this lot.

Completion Period

6 week completion available.

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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
Ground	Dentist	67.90 (1)	(731) (1)	WHITECROSS DENTAL CARE LIMITED (t/a My Dentist) (2)	20 years from 02/04/2014 (3)	£27,000	02/04/2024 and 02/04/2029
First	Dentist/Ancillary	72.10	(776)				
Second	Dentist/Ancillary	60.50	(651)				
Total		200.50	(2,158)			£27,000	

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

(2) The property is currently trading as My Dentist. My Dentist are Europe's largest dental care provider with nearly 600 practices and over 5 million patients in the UK (www.mydentist.co.uk). For the year ending 31st March 2021, Whitecross Dental Care limited reported a turnover of £201,917,000, a post-tax profit of £13,226,000 and shareholder funds of negative £83,655,000 (Source: Companies House 12/10/2022)

(3) The lease is subject to tenant options to determine on 02/04/2024 and 02/04/2029

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September 2020