Oxfordshire OX16 5NG

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)





Freehold Dental Surgery Investment

www.acuitus.co.uk

Live Streamed Auction

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Property Information

Medical/Healthcare

On Behalf of a Major Fund

Freehold Dental Surgery Investment • Let to Whitecross Dental Care Limited until 2029 (subject to option) (3) • Attractive Oxfordshire Market Town • Pedestranised Town Centre Location opposite a Castle Quay Shopping Centre entrance • Major occupiers nearby include JD Sports, Boots, New Look and Maiestic Wine Lot Auction 25 30th March 2023 Rent Status Available £53,500 per Annum Exclusive **Auction Venue** Sector

Location						
Miles	23 miles north of Oxford. 60 miles north-west of London					
	A361, A422, M40 (Junction 11) Banbury Railway Station					
Roads						
Rail						
Air	Birmingham Airport, London Luton Airport					
Situation						
Centre whic including a r	opposite the main entrance to the major 60 unit Castle Quay Soppin this currently undergoing a considerable 500,000 sq ft expansion new Cinema, Premier Inn, and Lidl Food Store. Major occupiers ide JD Sports, Boots, New Look and Majestic Wine.					
Tenure						
Freehold.						
EPC						
EPC - D						

Description	
The property is an attractive building on the basement, ground, first and s	g comprising dental surgery accommodation second floors.
The property may be suitable for re long term subject to consents.	sidential conversion of the upper parts in the
VAT	
VAT is not applicable to this lot.	
Completion Period	
Six Week Completion	

DISCLAIME

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground Basement First Second	Dental Surgery Ancillary Ancillary Ancillary	157.40 40.30 165.50 64.10	(434) (1,781)	WHITECROSS DENTAL CARE LIMITED (CRN 00244415) (2)	15 years from 23/06/2014 (3)	£53,500	23/06/2024 (22/06/2029)
Total Approximate Floor Area		427.30	(4,599)			£53,500	

⁽¹⁾ The floor areas stated above are those published by the Valuation Office Agency (https://www.tax.service.gov.uk/business-rates-find/search?_ga=2.256856075.145687116.1676888703-583597255.1671190025)

⁽²⁾ Whitecross Dental Care Limited (CRN 00244415) was incorporated in December 1929 and operates from over 250 dental clinics nationwide. For the year ending 31/03/2022, Whitecross Dental Care Limited (CRN 00244415) reported a turnover of £294,638,000, a pre-tax profit of £10,367,000 and a net worth of negative - £118,530,000 (Source: Northrow Company Report - 22/02/2023)

⁽³⁾ The lease provides for a tenant option to determine the lease on 23/06/2026

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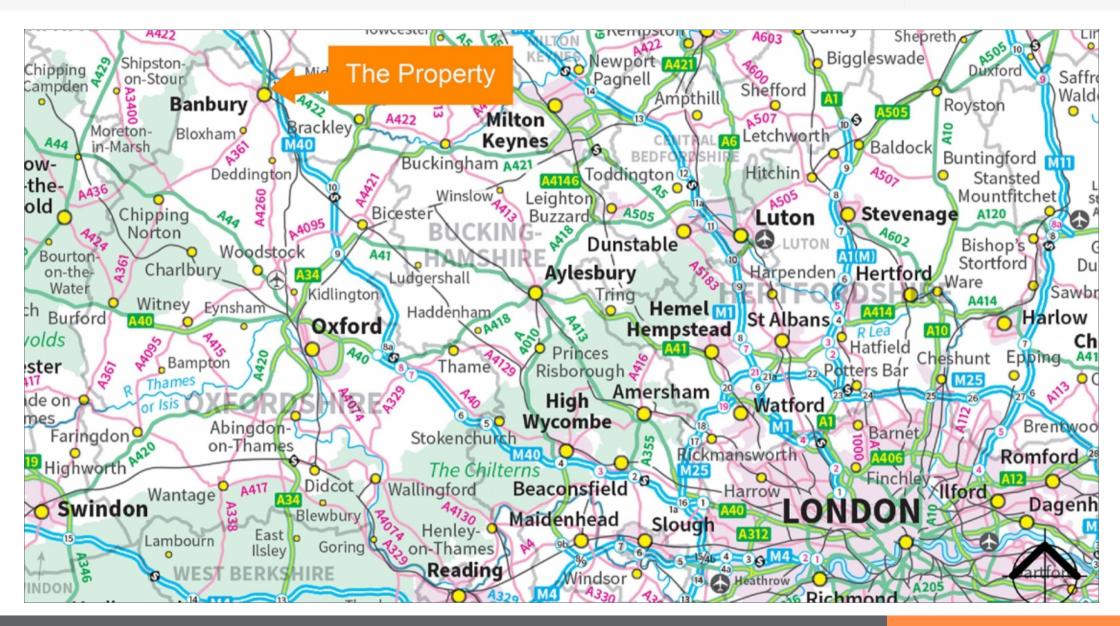




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