## **NW3 4RL**

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)





Freehold Dental Practice and Residential Ground Rent Investment

www.acuitus.co.uk

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### **Property Information**

#### Freehold Dental Practice and Residential Ground Rent Investment

- Let to Dentex Clinical Ltd (wholly owned by Portman Healthcare (Group) Ltd) until November 2032 (no breaks)
- Highly affluent North-west London location
- Prominently situated on the popular Haverstock Hill
- Close to Belsize Park and Chalk Farm Underground stations
- RPI linked rent review
- Dental Practice for over 30 years
- · Extensive internal fit-out
- VAT Free Investment

#### Lot

#### Auction

#### Rent

£52,709 per Annum Exclusive

#### Sector

Medical/Healthcare

25th September 2024

#### **Status**

Available

#### **Auction Venue**

Live Streamed Auction

#### Location

0.7 miles North of Regents Park Miles

**Roads** A502, A41

Belsize Park, Chalk Farm Underground stations (Northern Line) Rail

London Heathrow Airport, London Stanstead Airport, London

City Airport

#### Situation

Air

The property is located in the affluent area of Belsize Park, located 0.7 miles north of Regents Park. The property is prominently situated on the busy Haverstock Hill, equidistant from Chalk Farm and Belsize Park underground stations. The immediate vicinity is highly fashionable, home to many restaurants, cafes and high-end local retailers.

#### **Tenure**

Freehold

#### Description

The property comprises a modern dental practice arranged over ground and basement floors with a rear courtyard. The upper two floors provide two selfcontained flats which have been sold off on long leases.

#### **VAT**

VAT is not applicable to this lot.

#### Note

To view a 360 degree walkthrough tour of the property please click here https://storage.net-fs.com/hosting/7067359/55/

#### **Completion Period**

Six week completion

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**

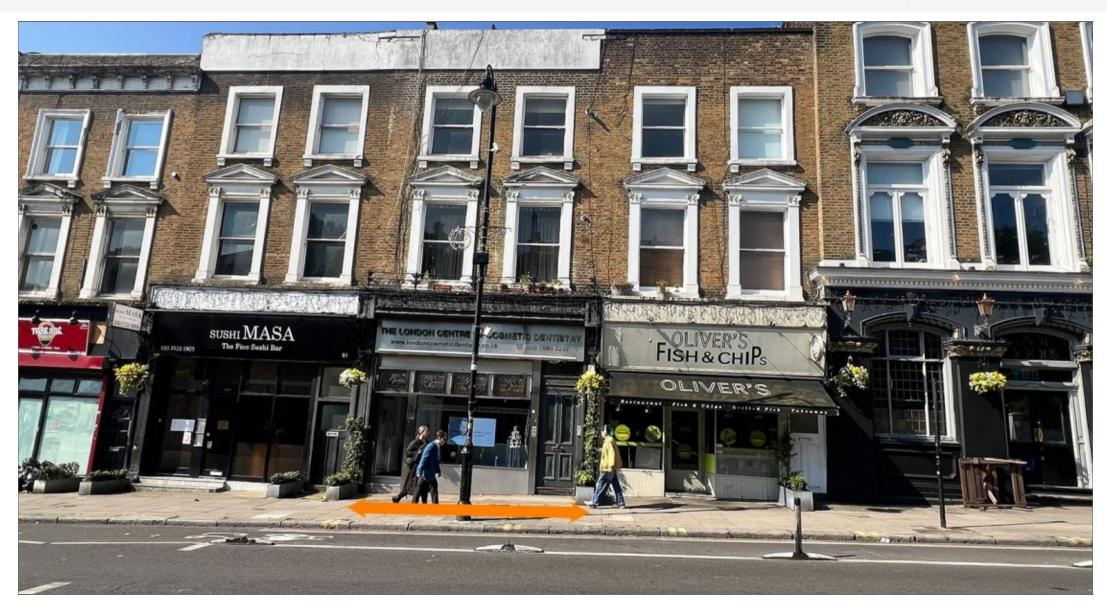
Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement	Dentist Dentist	58.20 57.30	(626) (616)	DENTEX CLINICAL LIMITED (1)	15 years from 17/11/2017 until 17/11/2032	£52,702.29	17/11/2027
First	Residential	71.00	(764)	INDIVIDUAL	215 years from 25/03/1982	Pepercorn	
Second	Residential	79.00	(850)	INDIVIDUALS	125 years from 25/03/1982	£50	
Total Approximate floor area		265.50	(2,856) (2)			£52,752.29	

<sup>(1)</sup> Following a recent merger, Dentex Clinical Limited is wholly owned by Portman Healthcare (Group) Limited, now one of the largest privately focused dental groups in the UK and of the Europe's largest dental care platforms with over 200 practices caring for over 700,000 patients (www.portmandentalcare.com).

<sup>(2)</sup> The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk). The residential floor areas have been provided by the EPC's.

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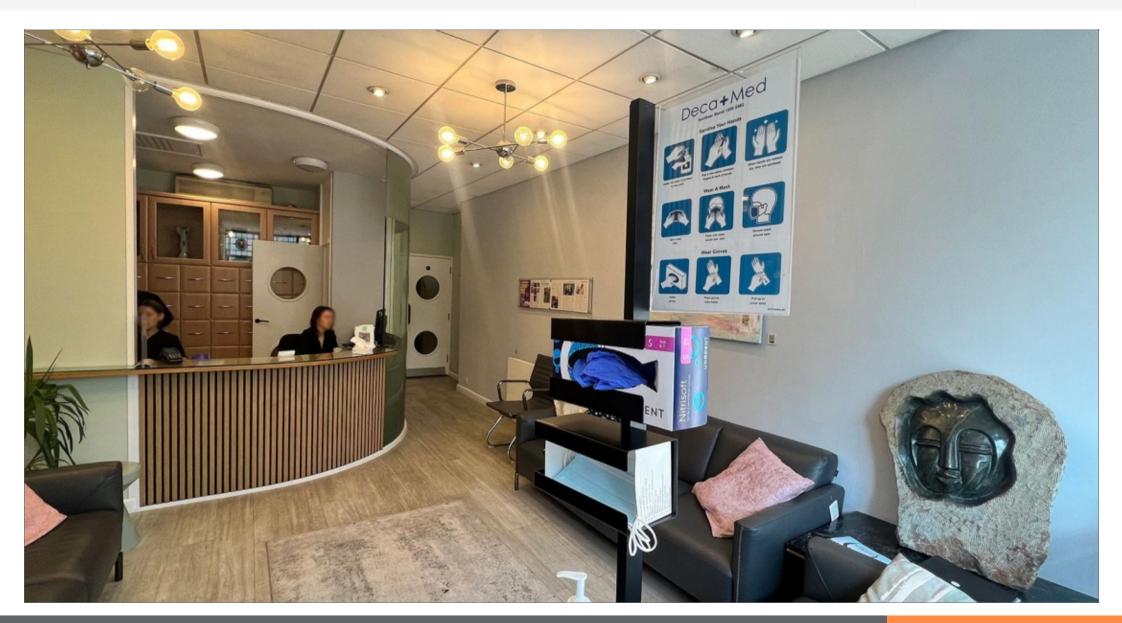
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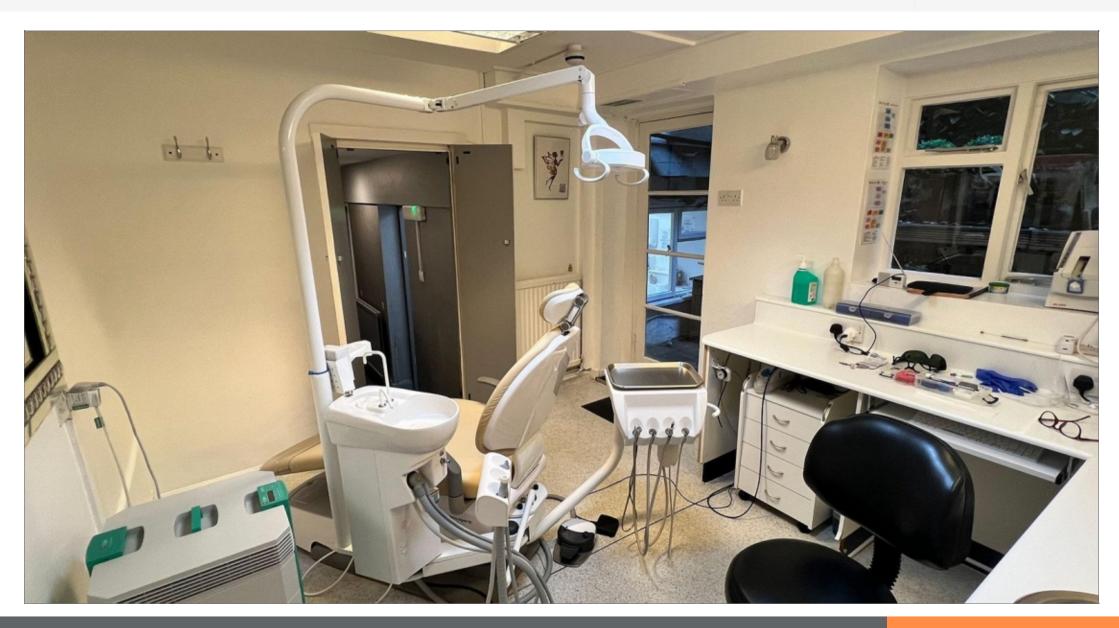
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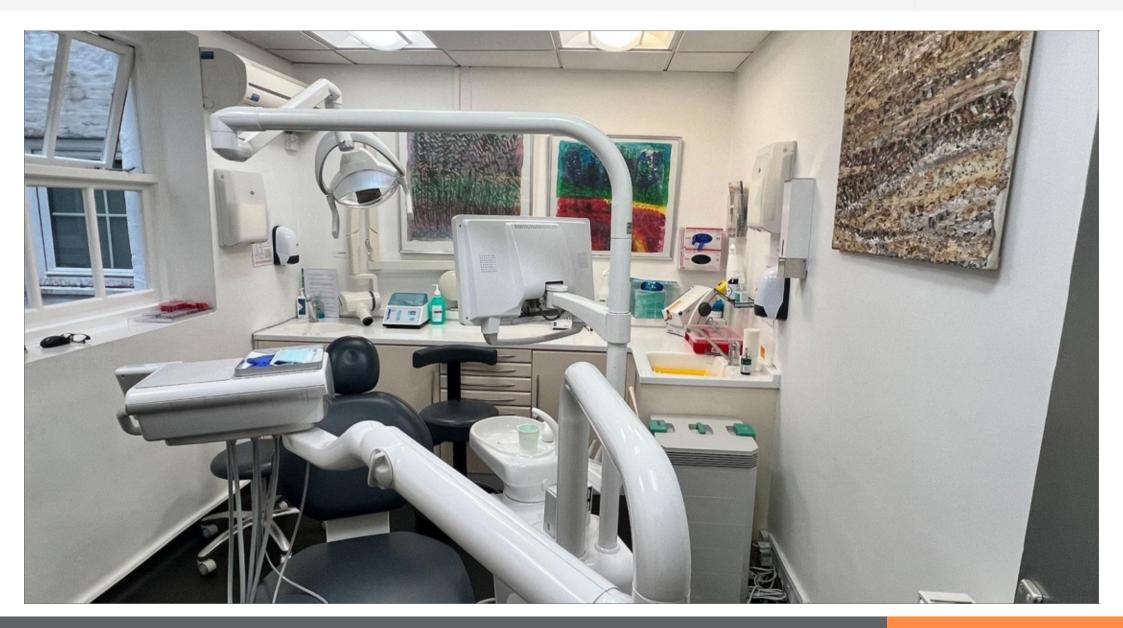
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### **Contacts**

Acuitus

Jon Skerry +44 (0)20 7034 4863 +44 (0)7736 300 594 jon.skerry@acuitus.co.uk

Alexander Auterac +44 (0)20 7034 4859 +44 (0)7713 135 034 alexander.auterac@acuitus.co.uk Seller's Solicitors

Cripps LLP

Joanna Themistokli 020 7591 3367 joanna.themistokli@cripps.co.uk

Veronica Vundi +44 (0)20 7591 3302 Veronica.Vundi@Cripps.co.uk

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