

Lot 9, 93 Haverstock Hill, Belsize Park, London,

NW3 4RL

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



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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

9

Auction

7th November 2024

Rent

£52,709 per Annum Exclusive

Status

Available

Sector

Medical/Healthcare

Auction Venue

Live Streamed Auction

Location

Miles	0.7 miles North of Regents Park
Roads	A502, A41
Rail	Belsize Park, Chalk Farm Underground stations (Northern Line)
Air	London Heathrow Airport, London Stanstead Airport, London City Airport

Situation

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 self-contained 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/> Notices pursuant to Section 5B of the Landlord & Tenant Act 1987 have been served on the residential tenants.

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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	Peppercorn	
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	

(1) 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).

(2) 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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2024