NW3 4RL

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)





Freehold Dental Practice and Residential Ground Rent Investment

www.acuitus.co.uk

NW3 4RL

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



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

7th

Rent

£52,709 per Annum Exclusive

Sector

Medical/Healthcare

Auction

7th November 2024

Status

Available

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)

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 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.

DISCLAIMER

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.

NW3 4RL

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



Tenancy & Accommodation

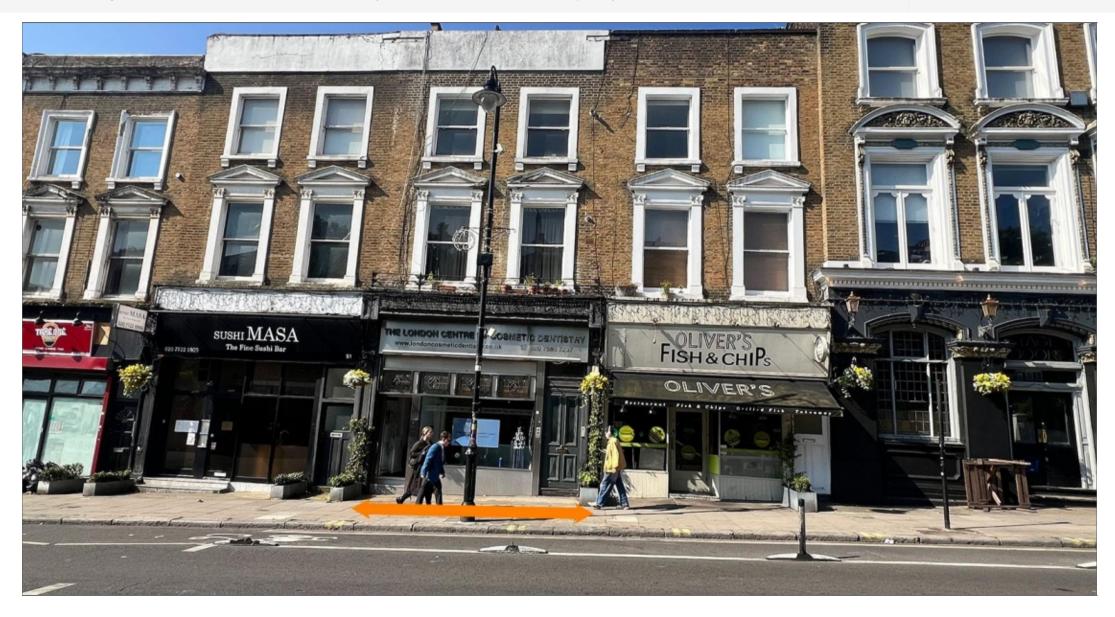
Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement	Dentist Dentist	58.20 57.30	(626) (616)	DENTEX CLINICAL LIMITED (1)	15 years from 17/11/2017 until 17/11/2032	£52,702.29	17/11/2027
First	Residential	71.00	(764)	INDIVIDUAL	215 years from 25/03/1982	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.

NW3 4RL





NW3 4RL





NW3 4RL

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



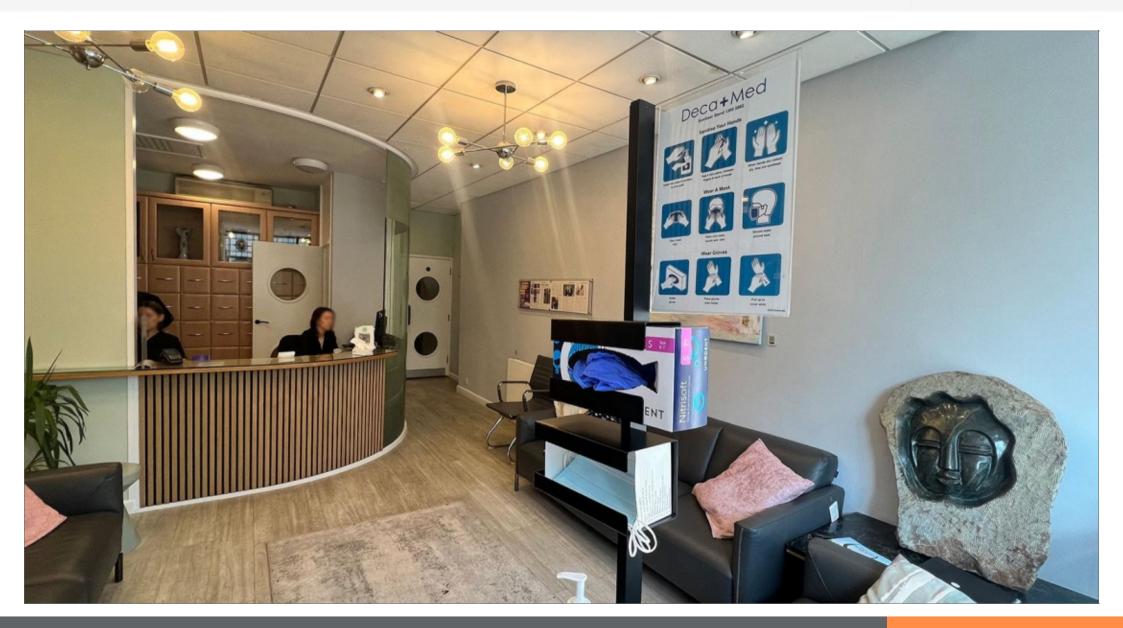


Freehold Dental Practice and Residential Ground Rent Investment

www.acuitus.co.uk

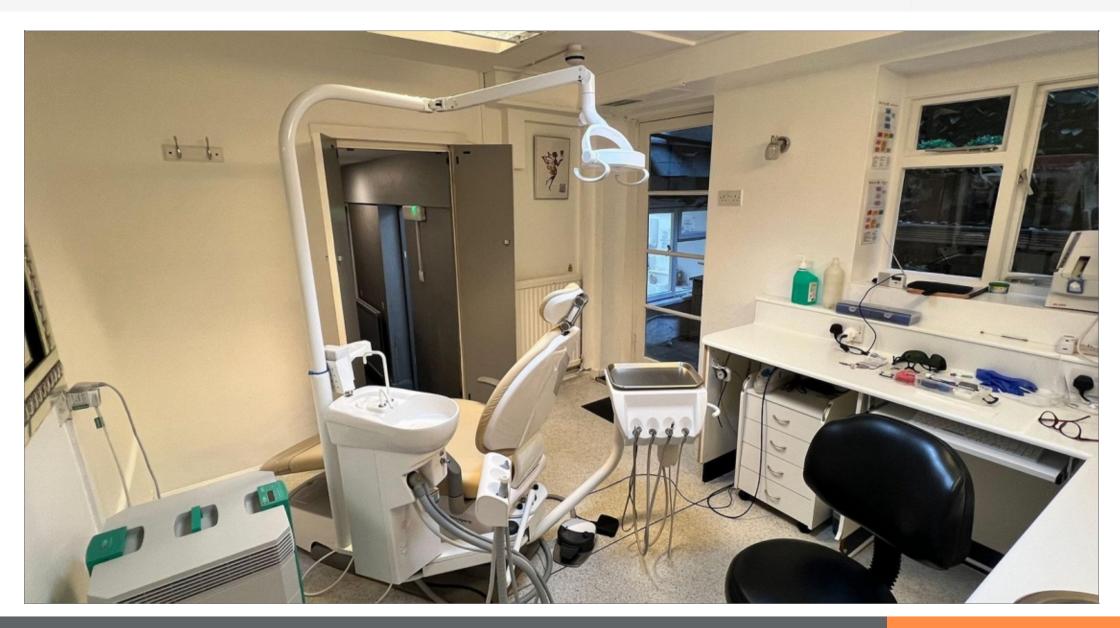
NW3 4RL





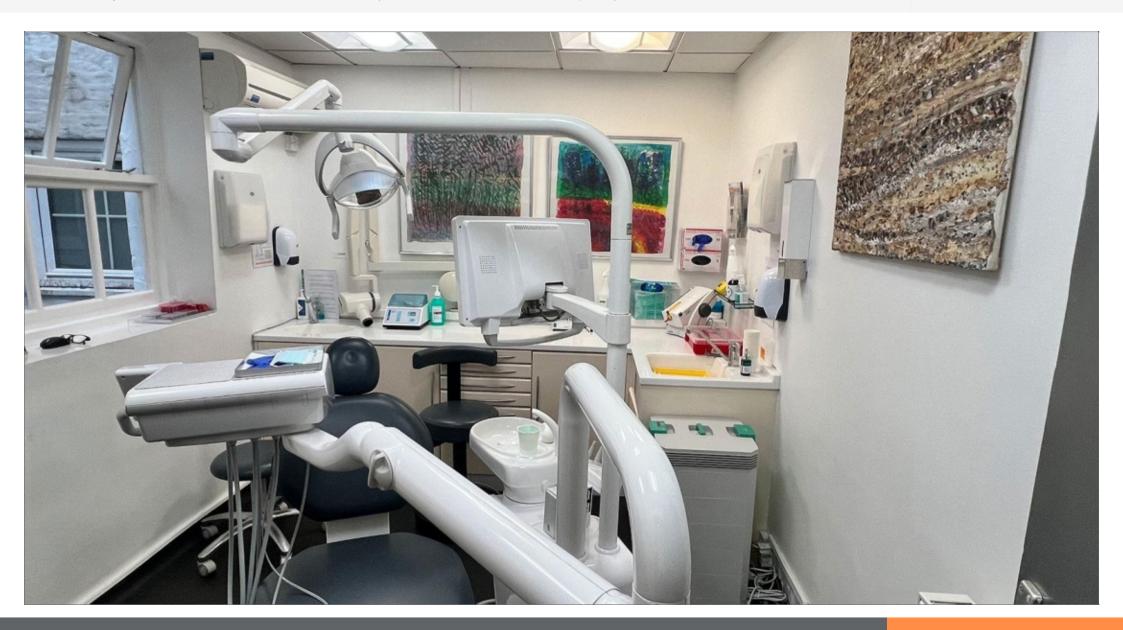
NW3 4RL





NW3 4RL





NW3 4RL





NW3 4RL

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



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
2nd floor, 80 Victoria Street
London
London
SW1E 5JL

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

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

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

Freehold Dental Practice and Residential Ground Rent Investment

www.acuitus.co.uk