



Prime Dental Investment

Let to Whitecross Dental Care Ltd t/a My Dentist on a FRI lease

Lease Guaranteed by Integrated Dental Holdings Ltd – Net assets of £18.2m

Rent: £36,500 pa

Expiry: November 34 - New 10 year extension agreed with tenant break at year 5

Price: O/O £395,000

Location

Aberdeen is Scotland's third largest city with a population of circa 215,000 persons and a catchment in excess of 500,000 persons.

The premises are located on Springfield Way, some 4 miles west of the city centre. To the south of the premises is the A93, one of the main arterial routes into the city centre. The surrounding area is predominantly residential in nature with a number of schools and local businesses nearby.

Accommodation

The premises comprise the ground floor of a detached building which has residential on the first floor. The premises benefits from on site parking at the front and rear access.

Internally the property is fitted out to My Dentist's standard specification.

The premises extend to the following approximate areas:

Ground Floor: 1,742 sq ft / 161.8 sqm

Tenancy

The property is held on a full repairing and insuring lease on the following terms –

Tenant: Let to Whitecross Dental Care Ltd

Expiry: 12th November 2034

Break Option: 12th November 2029

Rent Review: 13th November 2029

Passing Rent: £36,500pa

Guarantor: Integrated Dental Holdings Ltd – Net assets as of 31 March 2024 of £18,254,000.

Price

Offers over £395,000 are sought.

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



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Investment For Sale

21 Springfield Road
Aberdeen AB15 7RJ





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Viewing strictly by appointment with -

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