# Southend-on-Sea - 117 West Road SS3 9DT
# Freehold Dental Practice Investment

BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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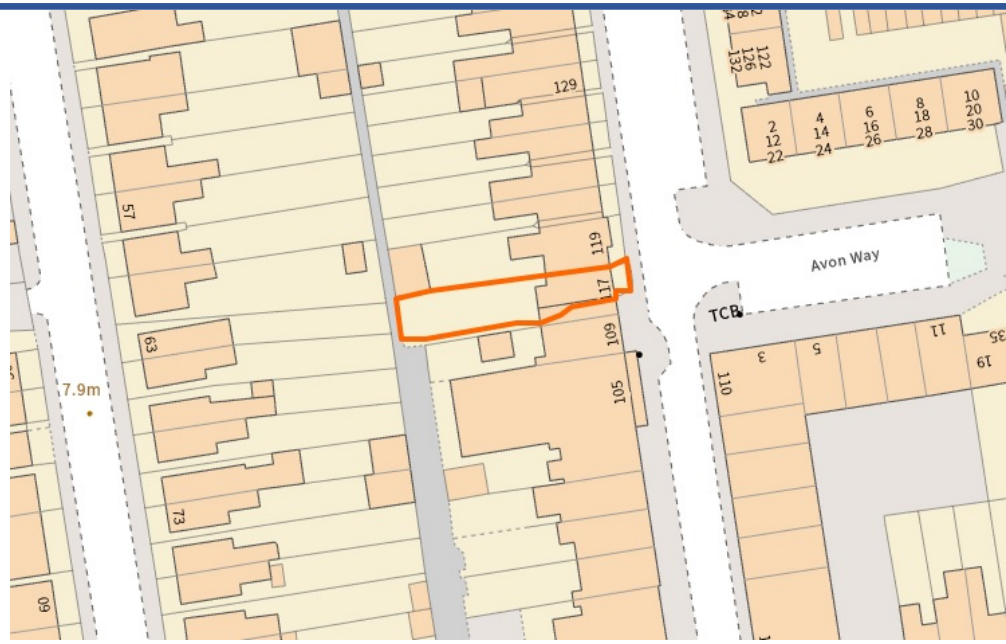
## Investment Consideration:

- Purchase Price: £250,000
- Gross Initial Yield: 4.60%
- Rental Income: £11,500 p.a.
- VAT is NOT applicable to this property
- Comprises mid-terrace dental practice arranged over ground and first floor
- Entire property let until 2034 (No breaks)
- Clacton Dental Care provides NHS services and also have some of the most sophisticated dental equipment and cosmetic dentistry treatments offering, including world famous Invisalign, 3D Itero scanning and teeth whitening.
- Property benefits from rear yard with 4 car parking spaces
- Nearby occupiers include The Co-Op Supermarket, amongst a number of local traders such as takeaway shops, charity shop and pawn shop.




## Tenancies and Accommodation:

| Property | Accommodation | Lessee & Trade | Term | Current Rent £ p.a. | Notes |
|---|---|---|---|---|---|
| No. 117<br>(Ground/First Floor Floor) | Ground Floor: 30 sq m (323 sq ft)<br>Reception, Storage, WC<br>First Floor: 61 sq m (657 sq ft)<br>Reception, Surgery Rooms, Storage | Clacton Dental Care Ltd * | 15 Years from 1 May 2019 | £11,500 | Note 1: FRI<br>Note 2: Rent review in 2024 and 2029<br>Note 3: No breaks |
| *Note - Clacton Dental Care is a large dental practice operator with more than 30 locations across UK | | | Total | £11,500 | |

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## Property Description:

The property comprises dental practice, arranged over ground and first floor. Property benefits from rear yard with 4 car parking spaces.

The property provides the following accommodation and dimensions:

| | | |
|---|---|---|
| Ground Floor: | 30 sq m | (323 sq ft) |
| Reception, Storage, WC | | |
| First Floor: | 61 sq m | (657 sq ft) |
| Reception, Surgery Rooms, Storage | | |

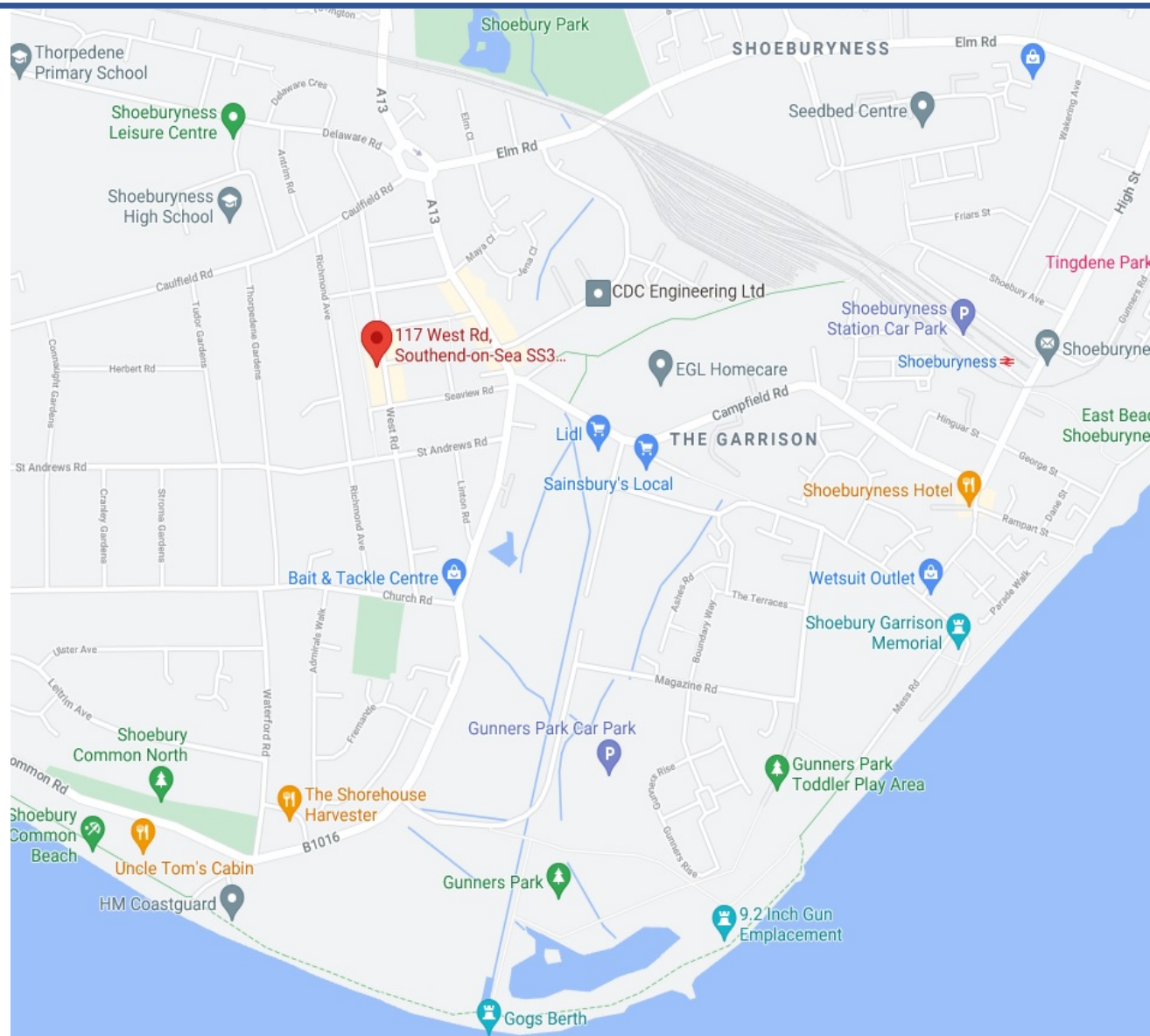
## Tenancy:

The property is at present let to Clacton Dental Care Ltd* for a term of 15 years from 1st May 2019 at a current rent of £11,500 per annum and the lease contains full repairing and insuring covenants. Rent review in 2024 and 2029. No Breaks.

*Note - Clacton Dental Care is a large dental practice operator with more than 30 locations across UK.

## Location:

Southend is served by two lines on the National Rail network. Two A-roads connect Southend with London and the rest of the country, the A127 via Basildon and Romford, and the A13 via Tilbury and London Docklands. Nearby occupiers include The Co-Op Supermarket, amongst a number of local traders such as takeaway shops, charity shop and pawn shop.



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## Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.

Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com

Prash Jaitley – Managing Partner
M: +44(0)79618 53166
E: prash@bluealpine.com

BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

## Address:

Blue Alpine Partners Limited
Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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