



- For Sale by Private Treaty
- Excellent opportunity to acquire a freehold investment property
- Let to Whitecross Dental Care Limited (trading as mydentist), part of one of the UK's largest dental providers, on a 15-year lease from 12 November 2021
- Gross Internal Floor Area of approximately 2845 sq ft (264 sq m)
 - Secure dentist covenant
 - Forecourt parking area

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DESCRIPTION

Nos 183 and 183a have now been linked to form a detached property. The property is planned on the ground floor with main reception approached from the side and set back from the road behind an extensive parking area. The property is currently let to Whitecross Dental Care Limited who are currently trading as MyDentist Limited. The surgery has a main reception area, further waiting areas, consultation rooms, a staff room and disabled toilet facilities. It also benefits from a garden area to the rear of the practice.

LOCATION

Kings Norton is a popular, largely residential area with good local shopping facilities. The surgery occupies a prominent position on Redditch Road in Kings Norton with a large residential catchment area. Amenities including Aldi and Cadbury College are nearby. Situated on the A441, the location provides direct access to Birmingham City Centre, approximately 7 miles away. Public transport links are available, with a bus stop directly outside the property and both Longbridge and Kings Norton train stations within a short drive. The premises has excellent parking facilities for those who choose to visit by car.

AREA

Approximate Gross Internal Floor Area 264 sq. m (2,845 sq. ft) or thereabouts. (See plan).

POSSESSION

The property is being sold subject to the lease granted to Whitecross Dental Care Limited.

TENURE

The lease is for a term of 15 years which commenced on the 12th of Nov 2021, and subject to a current rent of £33,978 per annum (paid quarterly and in advance). The rent is subject to review on the 12th of November 2026 and the 12th of November 2031.

The tenant is to keep the property in good and substantial repair and condition and reimburse the landlords insurance premium.

There is a tenant only break option on year 10 (12th of November 2031) subject to 6 months' prior notice.

PLANNING

Interested parties are advised to make their own enquiries regarding the suitability of the property for their proposed use. Birmingham City Council is the local planning authority. There are restrictive covenants detailed in the lease.

RATEABLE VALUE

The property has a Rateable Value of £16,750, effective from April 2023.

SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or fit for their intended purpose.

EPC

The property has an Energy Performance Certificate rating of a C (52) which is valid until the 9th of July 2035.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party to bear their own costs.

VIEWING

Strictly by prior appointment via Scriven and Co who will meet prospective purchasers at the property by prior appointment.

0121-422-4011 (option 3, commercial).

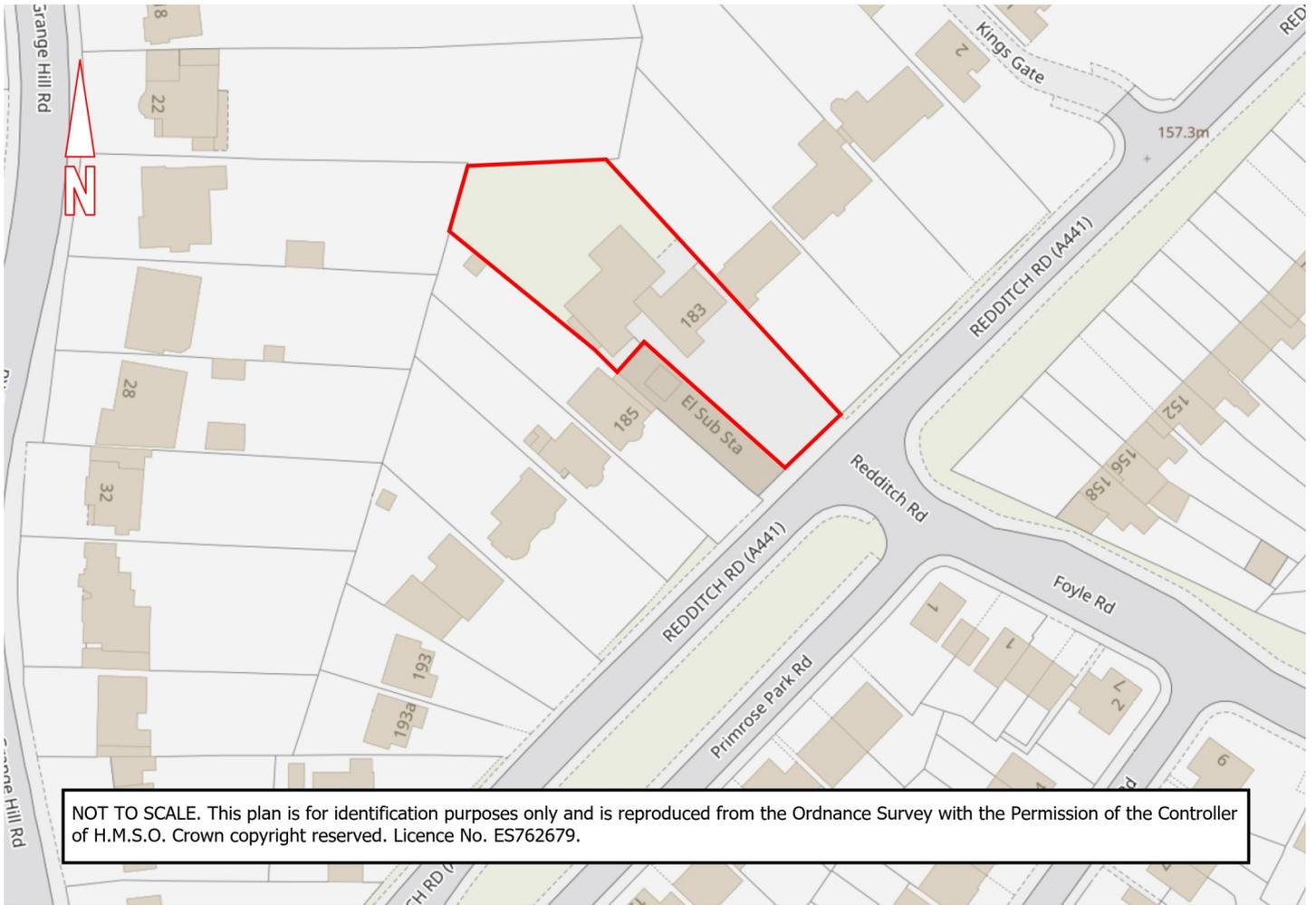
ANTI-MONEY LAUNDERING REGULATIONS:

In order to comply with Anti-Money Laundering Regulations, any prospective purchaser will be required to provide the following:

1. Satisfactory photographic identification.
2. Proof of address/residency.

In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.



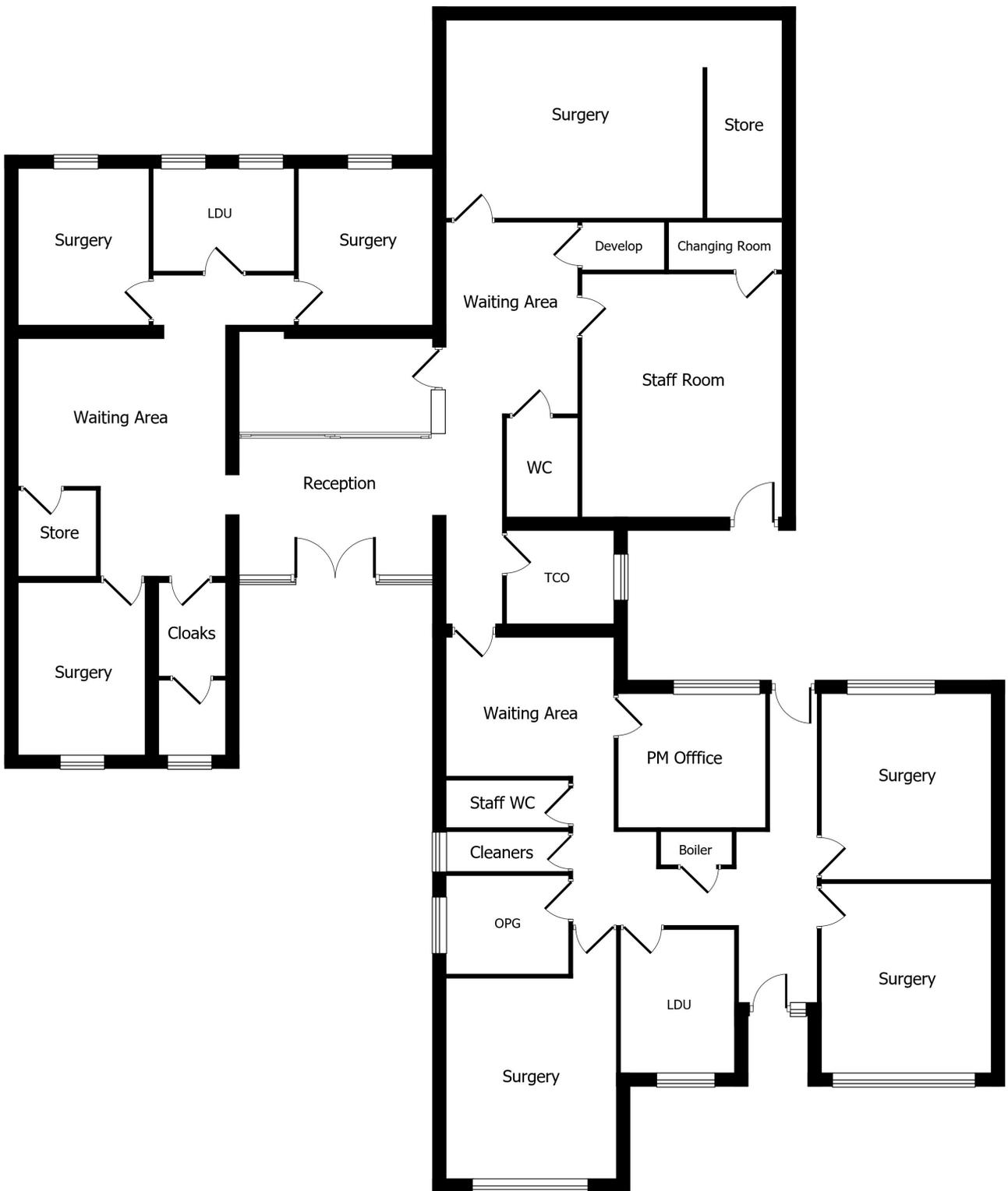


Important notices

The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

VAT : All figures quoted are exclusive of VAT where applicable. **Rating Assessments :** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).



Not to scale. This floor plan is for illustration purposes only.
 The position and size of doors, windows and other features are approximate.







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