



SITUATION

Located on this predominantly residential road, only 100 yards from the multiple shopping in High Street East with multiples such as **Ladbrokes, Lloyds Bank, H&T Pawnbrokers, Costa, Heron Foods** and just a short walk from Wallsend Metro Station.

Wallsend is a major suburb of North Tyneside, situated approx. 4 miles east of Newcastle City Centre and approx. 2 miles west of the A19 and Tyne Tunnel.

PROPERTY

Two adjoining mid-terraced intercommunicating houses which have been converted into a modern **Dental Surgery** planned across ground, first and second floor levels. In addition, there is a **30' Deep Garden** at the rear of each property.

ACCOMMODATION

Ground Floor	GIA Approx.	1,425 sq ft
First Floor	GIA Approx.	1,170 sq ft
Second Floor	GIA Approx.	850 sq ft
Total	GIA Approx.	3,445 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease to **Whitecross Dental Care Ltd (see Tenant Profile)** for a term of 15 years from 1st October 2012 at a current rent of **£30,000 per annum** exclusive.

Rent Review and Tenant's Break 2022 (See Note 1)



VAT is NOT applicable to this Lot

FREEHOLD

TENANT PROFILE

Whitecross Dental Care Ltd are part of the Mydentist Group who are Europe's largest dental care provider with a 600+ network of practices. Visit www.mydentist.co.uk

Note 1: The Lessees have intimated that they may be prepared to remove the break clause for a premium to be agreed.

Note 2: There would be potential to convert the property back into 2 houses in the future, subject to planning.

Note 3: A 4 bed house at No. 47 Laburnum Avenue sold in July 2018 for £173,000.

£30,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and Joshua Platt

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

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