



SITUATION

Located close to the intersection of Station Road and the High Street, adjacent to **William Hill** and **Post Office** and nearby other multiples such as **Coral** and **Co-op Food** along with a variety of local traders. Shirehampton is a popular residential suburb lying approx. 4 miles north-west of Bristol City Centre, enjoying good access to the M5 (Junction 18).

PROPERTY

Forming part of a retail parade, comprising a mid terrace **Ground Floor Dental Surgery** with internal access to **Surgeries & Ancillary Accommodation** at first floor level.

ACCOMMODATION

Ground Floor Reception/Surgeries

Gross Frontage	17'0"
Internal Width	18'5"
Shop Depth	34'5"
Built Depth	40'10"
WC	

First Floor Surgeries/Ancillary/Waiting Area

Area	Approx. 732 sq ft
WC	

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Dentex Clinical Ltd (T/O for Y/E 30/09/2024 £146.1m, Pre-Tax Profit £32.4m and Shareholders' Funds £19.5m) as a Dental Surgery (see Note 1)** for a term of 15 years from 10th August 2022 at a current rent of **£15,400 per annum** exclusive.

Rent Reviews 2027 and 2032

Note 1: Dentex Clinical Ltd offer a wide range of dental and Orthodontic services and are owned by PortmanDentex who are one of the leading providers of dental care, supporting over 370 practices across the UK and Ireland (Visit: www.portmandentex.com).

Note 2: The tenant also trades from the first floor of No. 5 The Parade (not included with the Freehold) which interconnects with the first floor of No. 6.

Note 3: No. 5 The Parade is also being offered for sale in this Auction – see Lot 10.

£15,400 per annum

The Surveyors dealing with this property are
John Barnett and Jonathan Ross

Vendor's Solicitors

Sherrards
Tel: 01727 832 830 Ref: Gregory Lunnon
Email: gpl@sherrards.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



Interior View - Ground Floor Reception

