



SITUATION

Located close to the junctions with New Street and Church Road on the main A491 thoroughfare just north of Stourbridge, within this established local parade approximately 6 miles west of Birmingham city centre with easy access to the M5 motorway (Junction 3).

PROPERTY

An end of terrace Locally Listed property comprising 2 Intercommunicating buildings (front and rear) used as a **Dental Practice to include 5 separate dental surgeries and an x-ray room** planned on ground, basement and first floors with gas central heating and uPVC double glazing.

In addition, the property also includes a **Rear Garden**.

ACCOMMODATION

Ground Floor

2 Dental Surgeries & Reception Area Approx. 595 sq ft

Basement Store

Area Approx. 155 sq ft

First Floor

3 Dental Surgeries,
X-Ray Room & Kitchen Area
WC Approx. 485 sq ft

Total Area

Approx. 1,235 sq ft

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Petrie Tucker & Partners Ltd as a Dental Practice (See Tenant Profile)** for a term of 10 years from 24th September 2020 at a current rent of **£13,046.38 per annum exclusive (see Note 1)**.

TENANT PROFILE

Petrie Tucker & Partners Ltd reported a T/O for Y/E 31/03/2024 of £46m, Pre-Tax Profit £13m and Shareholders Funds of £49.3m. The company is a wholly owned subsidiary of Turnstone Bidco 1 Limited and Ultimately Integrated Dental Holdings Ltd who are one of the UK's leading Dental Groups managing a network of over 600 dental practices providing services to around 2 million patients (Visit: www.mydentist.co.uk).

Note 1: The current rent is £10,240 p.a. rising to £13,046.38 p.a. from 24th September 2025 by way of an RPI linked rent review.

Note 2: The tenant has been in occupation for over 20 years.

Note 3: The tenant has not operated their September 2025 Break Clause.

£13,046.38 p.a. (see Note 1)

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

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'**

Vendor's Solicitors

Sherrards

Tel: 01727 832 830 Ref: Gregory Lunnion

Email: gpl@sherrards.com