



### SITUATION

Located close to the junction with Sunningdale Avenue in this predominantly residential street.

Walker is a residential suburb which lies approx. 3½ miles east of Newcastle-upon-Tyne city centre and approx. 3½ miles west of the A19 and Tyne Tunnel.

### PROPERTY

A mid terraced building comprising a **Dental Surgery (see Note 1)** planned on the ground and first floors. In addition, there is access on to a rear service road.

**Note 1: We understand the property is currently used by the tenant as a regional training centre.**

**Note 2: There is potential to convert the property to Residential Use, subject to obtaining possession and the necessary consents.**

### ACCOMMODATION<sup>1</sup>

**Ground Floor** Approx. 383 sq ft

**First Floor** Approx. 294 sq ft

**Total Area** **Approx. 677 sq ft**

<sup>1</sup>Not inspected by Barnett Ross. Areas from VOA.

**VAT is NOT applicable to this Lot**

**FREEHOLD**



### TENANCY

The entire property is let on a full repairing and insuring lease to **Whitecross Dental Care Limited (see Tenant Profile)** for a term of 15 years from 1st October 2012 at a current rent of **£9,500 per annum** exclusive.

**Rent Review and Tenant's Break October 2022**

### 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 and over 5 million people in the UK trusting them with their dental care. (Source: www.mydentist.co.uk).

### Vendor's Solicitors

SCJ Solicitors

Tel: 01286 677 897 Ref: Samantha Jones

Email: samantha.jones@scjsolicitors.co.uk

**£9,500** per annum

The Surveyors dealing with this property are **Jonathan Ross** and **Steven Grossman**

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'**