

Lot 5

428 High Street, Winsford,
Cheshire CW7 2DS



SITUATION

Located close to the junction with Alexander Street approx. 1/3 mile west of the town centre.

PROPERTY & ACCOMMODATION

A semi-detached building planned on the ground and first floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The property is let on a lease to **ADP Dental Company Limited t/a My Dentist (which operates a network of 600+ NHS funded and private pay dental practices across the UK)** for a term from 12th September 2008 to 29th June 2023 at a current rent of **£12,000 per annum** exclusive.

Note: The rent increased from £6,000 p.a. at the last review.

£12,000 per annum

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**