

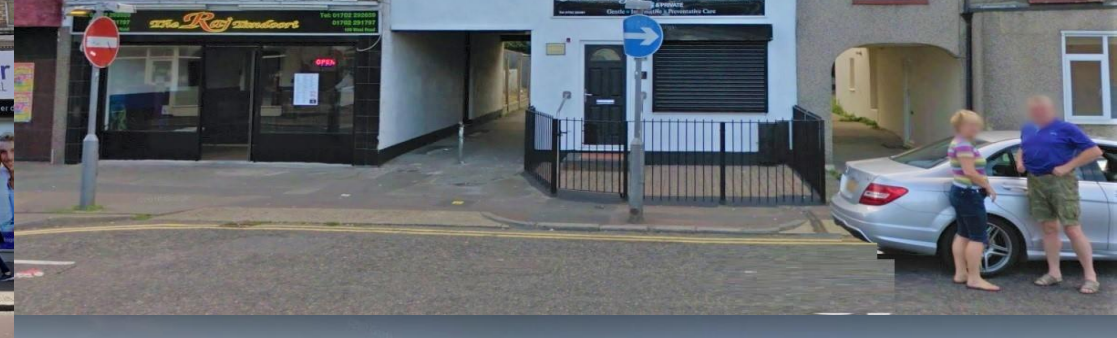
London N15 / Brentwood / Watton / Southend / Clacton-on-Sea

Portfolio of 4 Dental Investments and 1 Head Office Investment with Development Opportunity



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT





Investment Consideration:

- Guide Price: £3,000,000
- Gross Initial Yield: 4.95%
- Rental Income: £148,500 p.a.
- VAT is NOT applicable
- The portfolio comprises 4 x Dental Investments and 1 Head Office (4 Freehold and 1 Virtual Freehold)
- Total area size of 1,116 sq m (12,010 sq ft)
- All five properties let until 2034 (4 with no break clause)
- Large dental practice operator with more than 30 locations around UK
- All practices have some of the most sophisticated dental equipment and are set up with the very latest in cosmetic dentistry treatments offering, for instance, world famous Invisalign, 3D Itero scanning and teeth whitening.
- All properties provide NHS services
- Great locations with easy access to transport links and local amenities.



London N15 / Brentwood / Watton / Southend / Clacton-on-Sea

Portfolio of 4 Dental Investments and 1 Head Office Investment with Development Opportunity



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
106 High Road, London N15 6JR	Ground Floor: 137 sq m (1,474 sq ft)	Clacton Dental Care Ltd	15 Years from 2019	£22,000	Note 1: FRI Note 2: Rent review in 2024 and 2029 Note 3: No breaks
40-42 Osyth Road, Clacton-on-Sea CO15 3BW	Gound Floor: 153 sq m (1,648 sq ft) First Floor: 137 sq m (1,474 sq ft) Total area size: 290 sq m (3,122 sq ft)	Clacton Dental Care Ltd	15 Years from 12 December 2019	£37,500	Note 1: FRI Note 2: Rent review in 2024 and 2029 Note 3: No breaks
137-137b High Street, Brentwood CM14 4RZ	Ground Floor: 96 sq m (1,033 sq ft) First Floor: 96 sq m (1,033 sq ft) Second Floor: 36 sq m (388 sq ft) Total area size: 228 sq m (2,454 sq ft)	Clacton Dental Care Ltd	15 Years from 1 September 2018	£50,000	Note 1: FRI Note 2: Rent review in 2023 and 2028 Note 3: Tenant option to determine in 2023 with minimum 6 months notice
Clarence House, 78 High St, Watton IP25 6AW	Ground Floor, First Floor , Second Floor: Total area size: 370 sq m (3,980 sq ft)	Clacton Dental Care Ltd	15 Years from 12 December 2019	£27,500	Note 1: FRI Note 2: Rent review in 2024 and 2029 Note 3: No breaks
117 West Road, Southend-on-Sea SS3 9DT	Ground Floor: 30 sq m (323 sq ft) First Floor: 61 sq m (657 sq ft) Total area size: 91 sq m (980 sq ft)	Clacton Dental Care Ltd	15 Years from 1 May 2019	£11,500	Note 1: FRI Note 2: Rent review in 2024 and 2029 Note 3: No breaks

*Note - Clacton Dental Care is a large dental practice operator with more than 30 locations across UK

Total

£148,500

London N15 / Brentwood / Watton / Southend / Clacton-on-Sea

Portfolio of 4 Dental Investments and 1 Head Office Investment with Development Opportunity



106 High Road, London N15 6JR:

Property Description:

The property comprises ground floor shop, currently operating as a dental practice. Tenant operates from No.104 High Road as well, which is not included in the sale.

The property provides the following accommodation and dimensions:

Ground Floor: 137 sq m (1,474 sq ft)

Reception, Surgery Rooms, Office, Storage, WC

Tenancy:

The property is at present let to Clacton Dental Care Ltd* for a term of 15 years from 2019 at a current rent of £22,000 per annum and the lease contains full repairing and insuring covenants. Rent review in 2024 and 2029. No break clause.

Tenure:

Virtual Freehold. To be held on a new 999 Year lease from completion at a ground rent of peppercorn.



London N15 / Brentwood / Watton / Southend / Clacton-on-Sea

Portfolio of 4 Dental Investments and 1 Head Office Investment with Development Opportunity



137-137b High St, Brentwood CM14 4RZ:

Property Description:

The property comprises corner building currently operating as an office accommodation, arranged over ground, first and second floor.

The property provides the following accommodation and dimensions:

Ground Floor: Office	96 sq m	(1,033 sq ft)
First Floor: Office	96 sq m	(1,033 sq ft)
Second Floor: Office	36 sq m	(388 sq ft)
Total area size:	228 sq m	(2,454 sq ft)

Tenancy:

The property is at present let to Clacton Dental Care Ltd for a term of 15 years from 1st September 2018 at a current rent of £50,000 per annum and the lease contains full repairing and insuring covenants. Rent review in 2023 and 2028. Tenant option to determine in 2023 with minimum 6 months notice.





137-137b High St, Brentwood CM14 4RZ:

Planning approved for converting first and second floor offices to 2 x 1-Bed and 1 x 2-Bed Flats.

The property would provide the following accommodation and dimensions:

Ground Floor: Medical Premises 96 sq m (1,033 sq ft)

First Floor: 2 Residential Flats 96 sq m (1,033 sq ft)

Flat 1 - 1 Bedroom, Kitchen/Living Room, Bathroom/WC

Flat 2 - 2 Bedrooms, Kitchen/Living Room, Bathroom/WC

Second Floor: 1 Residential Flat 36 sq m (388 sq ft)

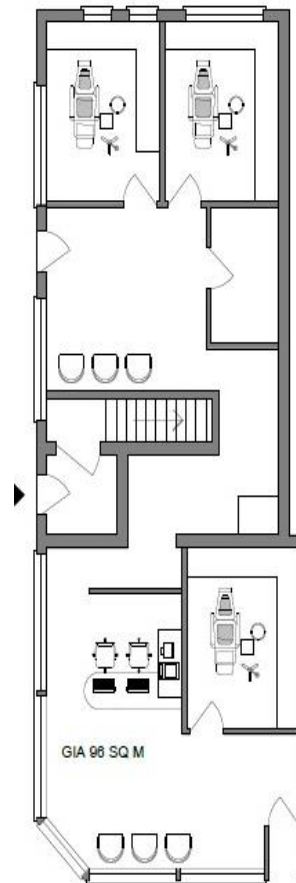
Flat 3 - 1 Bedroom, Kitchen/Living Room, Bathroom/WC

For more information, please refer to:

Brentwood Borough Council

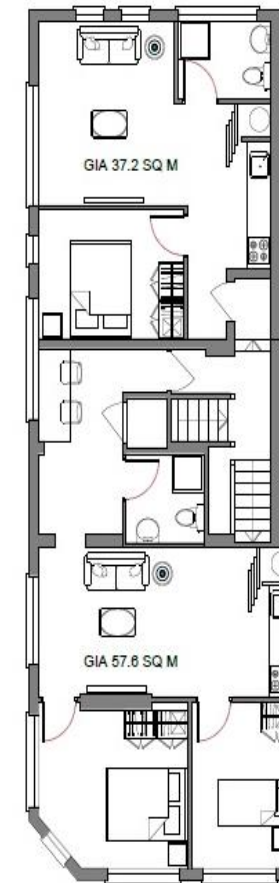
Planning Ref: 19/01131/PNCOU

www.brentwood.gov.uk



GROUND FLOOR

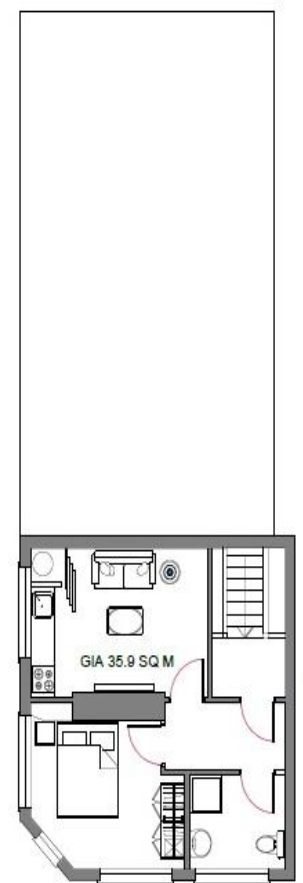
▲
EXISTING
ENTRANCE TO
GF REUSED



FIRST FLOOR

FLAT 1

FLAT 2



SECOND FLOOR

FLAT 3

London N15 / Brentwood / Watton / Southend / Clacton-on-Sea

Portfolio of 4 Dental Investments and 1 Head Office Investment with Development Opportunity



40-42 Osyth Road, Clacton-on-Sea CO15 3BW:

Property Description:

The property comprises two storey detached building currently operating as a dental practice. The property benefits from 4 car parking spaces at rear.

The property provides the following accommodation and dimensions:

Ground Floor: 153 sq m (1,648 sq ft)

Reception, Surgery Rooms, Office

First Floor: 137 sq m (1,474 sq ft)

Surgery Rooms, Storage, Staff WC

Total area size: 290 sq m (3,122 sq ft)

Tenancy:

The property is at present let to Clacton Dental Care Ltd* for a term of 15 years from 12th December 2019 at a current rent of £37,500 per annum and the lease contains full repairing and insuring covenants. Open market rent review in 2024 and 2029. No breaks.



London N15 / Brentwood / Watton / Southend / Clacton-on-Sea

Portfolio of 4 Dental Investments and 1 Head Office Investment with Development Opportunity



Clarence House, 78 High Street, Watton IP25 6AW:

Property Description:

The property comprises detached Victorian building, arranged over ground, first and second floor, currently operating as a dental practice. The property benefits from 4 car parking spaces at rear.

The property provides the following accommodation and dimensions:

Ground Floor: Reception, Surgery Rooms, Storage, Kitchen

First Floor: Office, Surgery Rooms, Staff Room, Storage

Second Floor: Office, Staff Room, Storage

Total area size: 370 sq m (3,980 sq ft)

Tenancy:

The property is at present let to Clacton Dental Care Ltd* for a term of 15 years from 12th December 2019 at a current rent of £27,500 per annum and the lease contains full repairing and insuring covenants. Rent review in 2024 and 2029. No breaks.



London N15 / Brentwood / Watton / Southend / Clacton-on-Sea

Portfolio of 4 Dental Investments and 1 Head Office Investment with Development Opportunity



117 West Road, Southend on Sea SS3 9DT:

Property Description:

The property comprises dental practice, arranged over ground and first floor. Property benefits from rear yard with 4 car parking spaces.

The property provides the following accommodation and dimensions:

Ground Floor: 30 sq m (323 sq ft)

Reception, Storage, WC

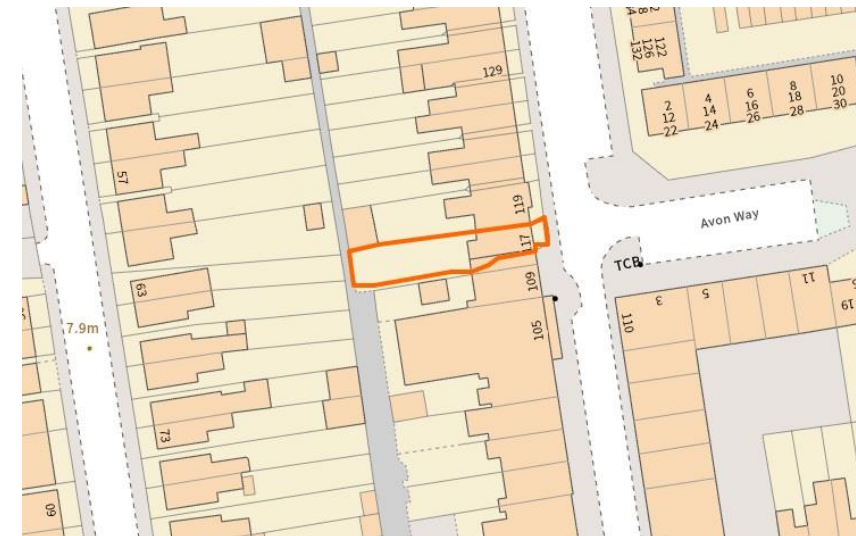
First Floor: 61 sq m (657 sq ft)

Reception, Surgery Rooms, Storage

Total area size: 91 sq m (980 sq ft)

Tenancy:

The property is at present let to Clacton Dental Care Ltd* for a term of 15 years from 1st May 2019 at a current rent of £11,500 per annum and the lease contains full repairing and insuring covenants. Rent review in 2024 and 2029. No Breaks.



London N15 / Brentwood / Watton / Southend / Clacton-on-Sea

Portfolio of 4 Dental Investments and 1 Head Office Investment with Development Opportunity

Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Prash Jaitley – Managing Partner
M: +44(0)79618 53166
E: prash@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.