

Clacton-on-Sea – 40/42 Osyth Road CO15 3BW
Freehold Dental Practice Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Clacton-on-Sea – 40/42 Osyth Road CO15 3BW

Freehold Dental Practice Investment



Investment Consideration:

- Purchase Price: £750,000
- Gross Initial Yield: 5.00%
- Rental Income: £37,500 p.a.
- VAT is NOT applicable to this property
- Comprises dental practice arranged over ground and first floor.
- Entire property let until 2034 (No breaks)
- Property benefit from 4 car parking spaces at rear
- Clacton Dental Care provides NHS services and also have some of the most sophisticated dental equipment and cosmetic dentistry treatments offering, including world famous Invisalign, 3D Itero scanning and teeth whitening.
- Located within short walk to Clacton-On-Sea Train Station
- Occupiers nearby include Aldi, Beauty Salon and Takeaway Shop, amongst other local traders



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 40-42 (Ground/First Floor)	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	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

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

Total

£37,500

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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.

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



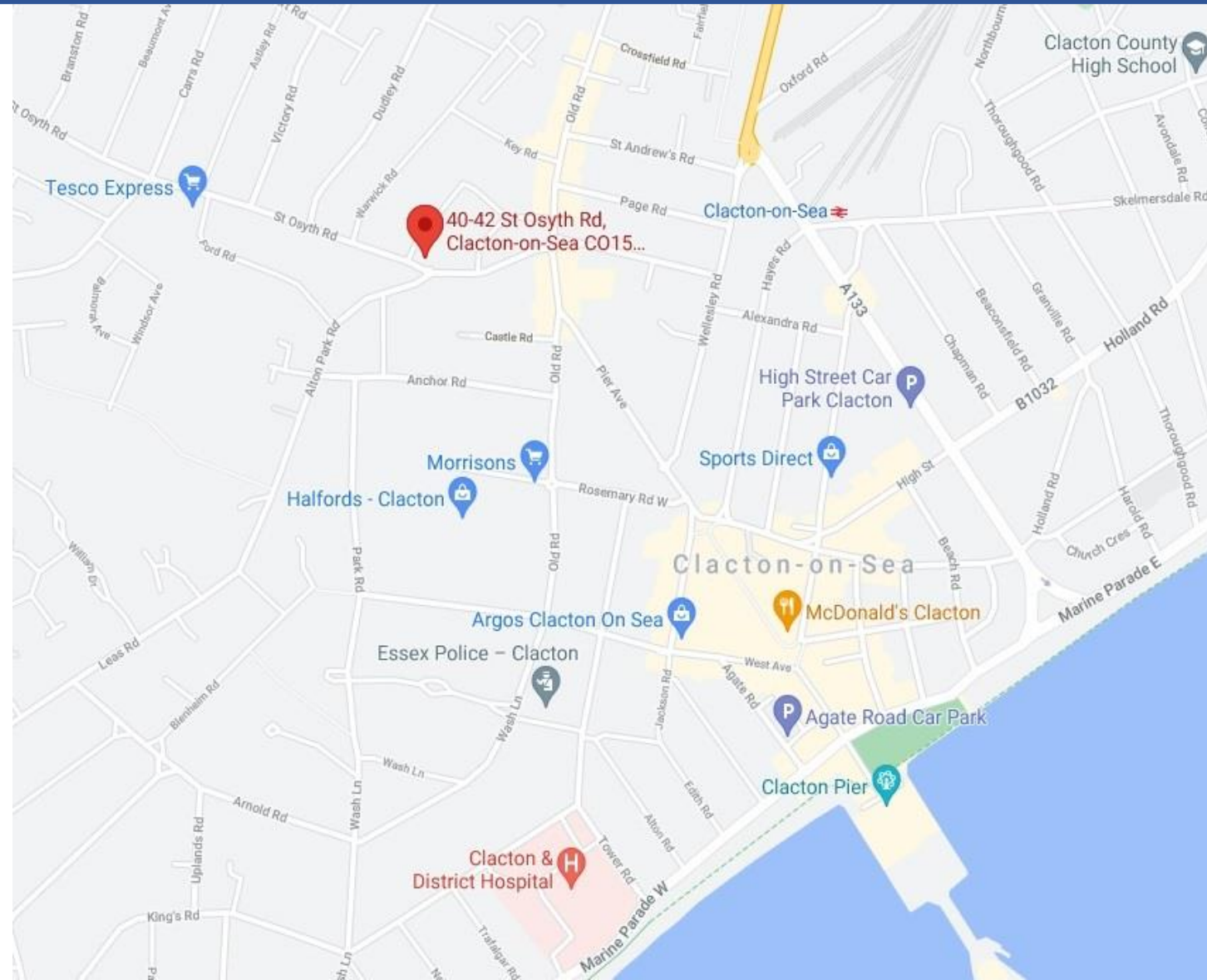
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Location:

Clacton-on-Sea is the largest town in the Tendring peninsula and district in Essex, eastern England. The town is served by Clacton-on-Sea railway station (90 minutes to London Liverpool Street station). The town also benefits from its own airport. Clacton has a pleasure pier, arcades, a golf course, caravan parks and an airfield. The town and its beaches are still popular with tourists in the summer and there is an annual entertainment programme including the Clacton Carnival and Clacton Air show. Clacton has a shopping area with many of the usual national chains represented, and a Factory Shopping Village in the north of the town. The property is located within short walk to Clacton-On-Sea Train Station. Occupiers nearby include Aldi Supermarket, Beauty Salon and Takeaway Shop, amongst other local traders.



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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

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