



**Freehold Investment - Dental Surgery**  
**13 Appleton Gate, Newark, NG24 1JR**

**Asking Price £565,000**

**Tel: 01636 611811**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Freehold Subject to Dental Practice Tenancy
- Lease Term 20 Years from April 2008
- Prominent Town Centre Location
- Rent Review Due
- EPC Rating D
- Gross Annual Income £40,000 per annum
- Long Term Occupancy
- Net Internal Area 4660 sq.ft
- FRI Lease Terms

A dental surgery let on a lease term of 20 years (four years unexpired), currently producing an annual rent of £40,000 per annum. The lease terms are tenants full repairing and insurance, and the April 2023 rent review is now due.

The property occupies a prominent town centre location and is occupied by the ADP Health Company.

The property is of 19th Century origin with a terrace street frontage and two storeys of traditional brick construction beneath a pitched pantiled roof covering. The property has been substantially extended and modernised providing up-to-date surgery accommodation with a gross internal area of 4660 sq.ft approximately. Outbuildings provide additional storage space.

## LOCATION

The property is situated approximately 250 metres to the north of Newark Town Centre. Newark is a thriving Market Town with a good range of facilities and amenities including national and local retailers, supermarkets, banks, a fine Georgian Market Place, restaurants, bars and cafes. The immediate surrounding area is a mixed use location with nearby occupiers including offices, the Palace Theatre, retail and close by, a Newark & Sherwood District Council car park.

## NEWARK ON TRENT

Newark on Trent is a sizeable market town with a residential population of 29,748 approximately together with a catchment area giving a population of 113,000. The town is placed reasonably centrally in the UK and well located for access to the A1 and A46 trunk roads. Newark is on the main East Coast railway line with rail services to London and Edinburgh. Journey times between Newark North Gate and London King's Cross are just over 75 minutes.

## ACCOMMODATION

The accommodation provides reception and waiting area, nine surgeries and ancillary accommodation. In more particular detail:

### GROUND FLOOR

Office: 7.4 sq.m  
Surgery One: 11.8 sq.m  
Surgery Two: 13.9 sq.m

Surgery Three: 17.9 sq.m  
Sterilising Room Two: 5.2 sq.m  
Reception and Waiting Area: 74.2 sq.m  
Surgery Nine: 14.8 sq.m  
Public Toilet Facilities - 9.5 sq.m  
Office: 15.3 sq.m  
Store Cupboard: 0.5 sq.m

### FIRST FLOOR

Staff Room (Nurses): 16.9 sq.m  
Surgery Four: 13.2 sq.m  
Surgery Five: 10.1 sq.m  
Surgery Six: 10.7 sq.m  
Surgery Seven: 12.7 sq.m  
Surgery Eight: 9.4 sq.m  
Store: 1.8 sq.m  
Waiting Room: 26.9 sq.m  
Stock Room: 1.8 sq.m  
X-ray Room: 2.7 sq.m  
Cleaner's Cupboard: 0.5 sq.m  
Public W.C 5.6 sq.m

### SECOND FLOOR

Staff Room (Dentists) A: 15.9 sq.m  
Staff Room (Dentists B) 14 sq.m  
Kitchenette: 1.7 sq.m  
Store Room: 88.5 sq.m

Total Net Internal Area: 432.9 sq.m (4660 sq.ft)

A second staircase from first floor level leads to the attic room accommodation.

Attic rooms - 26.5 sq.m (825 sq.ft) approximately with vaulted ceiling and exposed roof trusses.

### OUTSIDE

Outbuildings: 17.6 sq.m  
Timber Shed: 93.6 sq.m

Total: 111.2 sq.m (1196 sq.ft)

Externally there is a small private garden area. No on-site parking but the property is within a couple of minutes walk of a public car park.

## **LEASE TERMS**

Lease Commencement Date: 18th April 2008

Term: 20 years ending 17th April 2028

Tenants ADP Dental Company Limited

Rent: £40,000 per annum exclusive plus insurance rent.

Rent review every fifth anniversary on the basis of open market value.

Tenant responsible for internal and external repairs and decoration.

## **TENURE**

The property is freehold.

## **POSSESSION**

The property is offered for sale subject to the existing lease terms under the Landlord and Tenant Act 1954.

## **SERVICES**

Mains water, electric and gas are connected to the property. Central heating is gas fired.

## **FIXTURES AND FITTINGS**

A wide range of specialist dental equipment and retro-fitted air conditioning units are the tenants ownership.

## **TOWN & COUNTRY PLANNING**

The property is within the Newark conservation area and is a Grade II listed building.

## **RATEABLE VALUE**

The rateable value of the property (1st April 2023 to present) is £44,250.

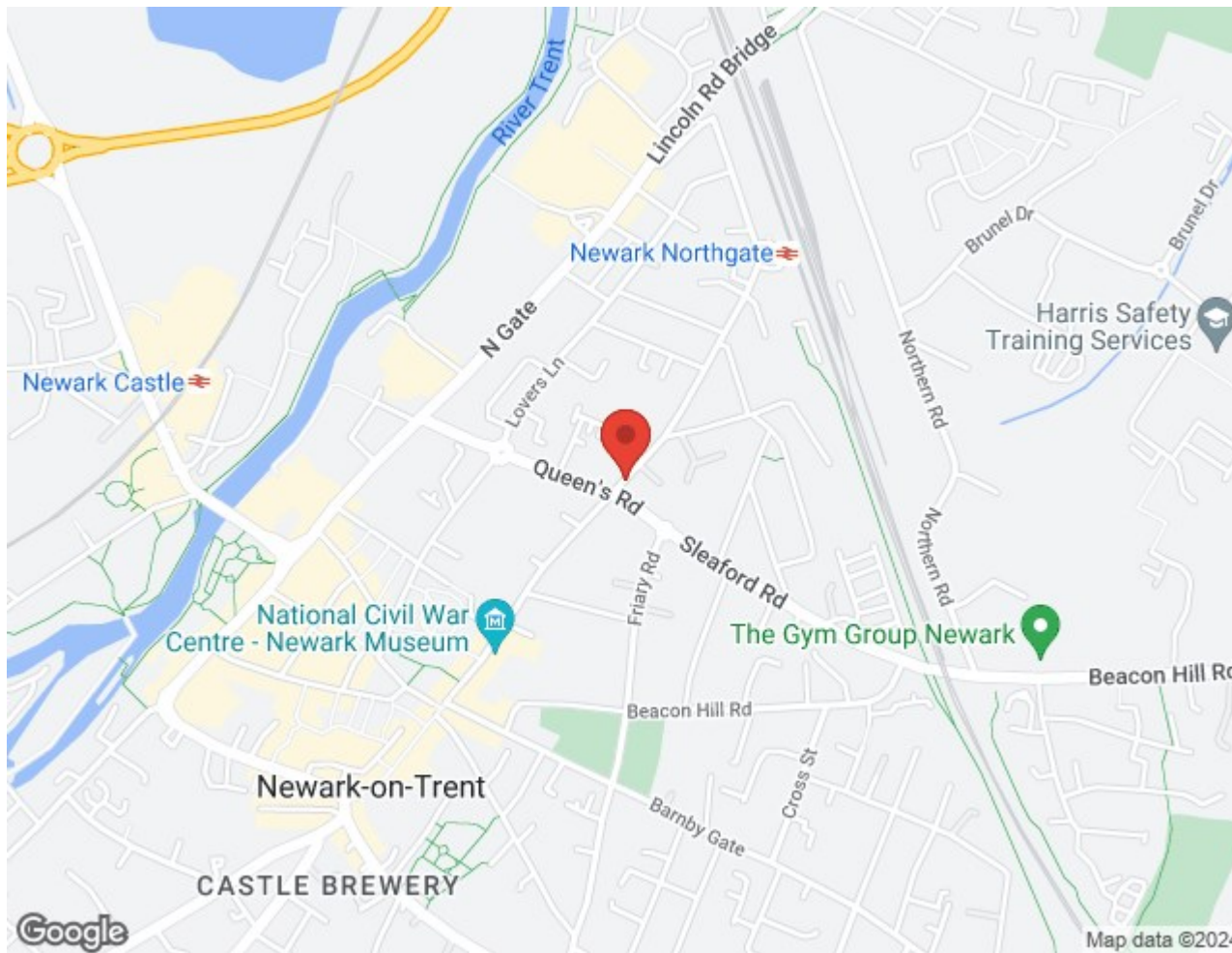
## **COMPANY STATUS**

ADP Healthcare Limited is a private limited company operating general medical practices and dental practices throughout the UK.

## **VIEWING**

Strictly by appointment with the selling agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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