



**Freehold Commercial Investment Property**  
**Dental Surgery, London Road, Balderton,**  
**Newark, NG24 3BN**

**£200,000**  
Tel: 01636 611811

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers



- A Freehold Investment Property
- Annual Rent £15,000 per annum
- Prominent Road Junction Location
- Net Internal Area 77 sq.m (835 sq.ft)
- Tenant Repair Liability
- Lease Term 10 Years from March 2024
- Rent Review Date March 2029
- Longterm Occupancy
- Ample Off-Road Parking
- EPC Rating C

The property comprises a substantial 1930s built detached two storey building with part rendered elevations under an interlocking tiled roof. A substantial extension with a flat roof was built circa 1990. The premises are altered and adapted as dental surgeries.

The property is situated on London Road with return frontage, vehicular access and off street parking on the premises from Hawton Lane.

Balderton is a highly populated urban area now incorporating the separate Parish of Fernwood. Local amenities include a medical centre, supermarkets, primary and secondary schools. 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 and London King's Cross are just over 75 minutes.

The property is let to Oasis Dental Care (Southern) Ltd within the BUPA dental care organisation. The following accommodation is provided:

GROUND FLOOR

RECEPTION

16'7 x 15'5 (5.05m x 4.70m)  
(overall measurements including the built in cupboard)

UPVC front entrance door, fluorescent lighting, Mitsubishi invertor unit.

INNER HALL

With x-ray cupboard and cupboard under the stairs. Fire exit door.

LADIES AND GENTS TOILETS

SURGERY ONE

12' x 11'3 (3.66m x 3.43m)  
Fluorescent lighting, fitted units and Fujitsu air conditioning unit. Radiator.

SURGERY TWO

12' x 11'10 (3.66m x 3.61m)  
Bay window, fitted units, radiator. Fujitsu air conditioning unit, built in cupboard, radiator.

FIRST FLOOR

LANDING AREA

STAFF TOILETS

With radiator.

DECONTAMINATION ROOM

10'11 x 7'3 (3.33m x 2.21m)  
Working surface, twin bowl sink unit, fluorescent lighting.

SURGERY THREE

12'2 x 11'9 (3.71m x 3.58m)  
Fitted units, radiator and fluorescent lighting.

PRACTICE MANAGERS OFFICE

7' x 7' (2.13m x 2.13m)  
(approximately)

LOCKER ROOM

9' x 3' (2.74m x 0.91m)  
With stainless steel sink unit.

OUTSIDE

There is a gravelled parking area in the frontage of the property with approximately four motor car parking spaces. Patient's parking provides at least 5 motor car spaces plus disabled.

LEASE TERMS

The property is let to Oasis Dental Care (Southern) Ltd incorporated with BUPA Dental Care.

ANNUAL RENT

£15,000 per annum.

CONTRACTUAL TERM

A term of 10 years from and including 4th March 2024 and including 4th March 2034.

RENT REVIEW

5th March 2029

BREAK OPTION

The fifth anniversary of the lease term commencement date.

INSURANCE

The tenant is responsible for building insurance.

FIXTURES AND FITTINGS

A wide range of the specialist dental equipment and air conditioning units are the tenant's ownership.

### **RATEABLE VALUE**

The tenant is responsible for paying the rates. The current rateable value 1st April 2023 to present is £9300.

### **VAT**

We understand the building is not elected for VAT.

### **SERVICES**

Mains water, electricity and drainage are all connected to the property.

### **TENURE**

The property is freehold.

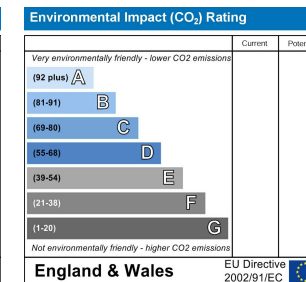
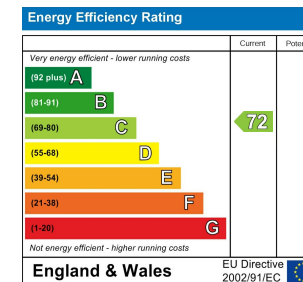
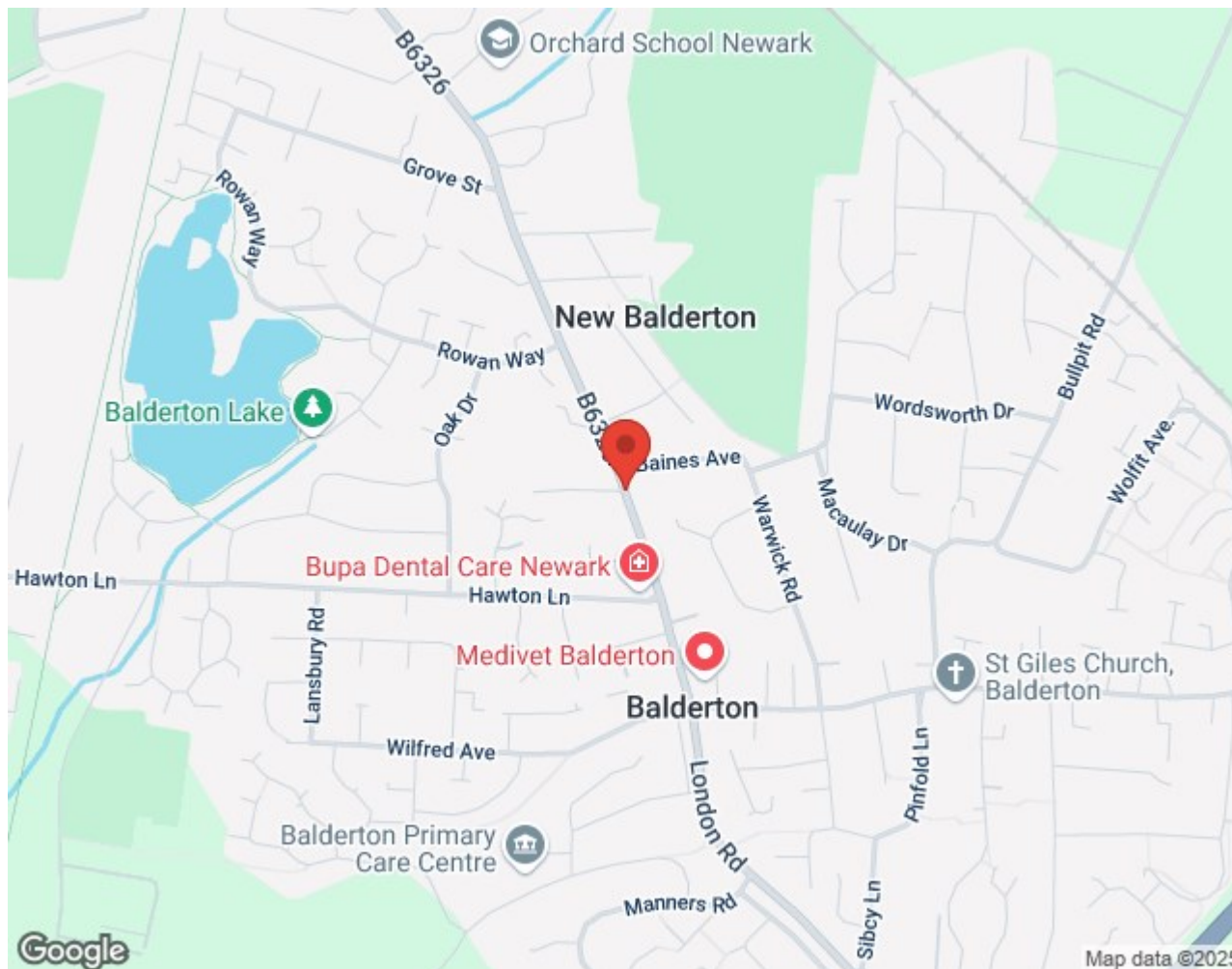
### **VIEWING**

Strictly by appointment with the selling agents.

### **MORTGAGE**

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.





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.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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



**RICS**



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,  
Newark NG24 1AT  
Tel: 01636 611811  
Email: [newark@richardwatkinson.co.uk](mailto:newark@richardwatkinson.co.uk)



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