

FOR SALE

DENTAL PRACTISE INVESTMENT OPPORTUNITY



1 LIBERTON GARDENS, EDINBURGH, EH16 6JX



- FULLY FITTED DENTIST SURGERY
- LEASE EXPIRY 2023 WITH OPTION TO EXTEND FOR 15 YEARS
- PASSING RENT £30,250 P.A.X
- SEEKING OFFERS OVER £500,000
- EXCELLENT UNDERLYING RESIDENTIAL RESIDUAL VALUE
- AVAILABLE IMMEDIATELY

VIEWING & FURTHER INFORMATION:
Strictly through the sole selling agent:

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LOCATION

The subject premises are located on the east side of Liberton Gardens at the corner of Kirkgate to the north in a very prominent corner position. Liberton district of Edinburgh is located approximately 2 miles to the south east of Edinburgh city centre.

The property is located in a predominantly residential area however; neighbouring commercial occupiers in close proximity include a Post Office, Bank of Scotland, a Premier Newsagents and a Dog Grooming Parlour.

DESCRIPTION

The subjects currently trade as The Minto Dental Practice which is a dentist surgery arranged over the ground and first floors of a detached former residential villa.

The subjects comprise a 2 storey detached villa of solid stone construction within which there are 2 main dental surgeries, a reception area, an office, an x-ray room and a WC within the main building as well as the waiting room in the conservatory at ground floor level.

The first floor level comprises a further 2 surgery rooms with a decontamination room, a staff kitchen area, staff WC and a small storage room.

Externally, the subjects benefit from a single car garage as well as having a large monoblocked driveway/car park accessed from the Kirkgate with space for up to 4 vehicles. There is also a small enclosed rear garden area as well as a turfed front garden area.

ACCOMMODATION

The property provides the following accommodation and approximate floor areas:-

Ground Floor	Reception, conservatory, 2 surgeries etc	121.20 m ²	(1,305 ft ²)
First Floor	2 surgery rooms, staff areas etc	85.50 m ²	(920 ft ²)
Total		206.70 m²	(2,225 ft²)

In addition, the garage extends to approximately 16.50m² (178ft²) or thereby.

RATEABLE VALUE

The Regional Assessors Department have entered 1 Liberton Gardens, Edinburgh in the current Valuation Roll at a rateable value of £18,800 per annum.

LEASE TERMS

Current Lease Terms:

Tenant – Xeon Smiles UK Limited
Term – 15 years from 25/4/2008 to 24/4/2023 with option to extend for further 15 years.
Rent Review Date – 25th April 2018 – upwards only.
Passing Rent - £30,250 per annum
Full Repairing and Insuring

PRICE

Offers in excess of £500,000 are sought reflecting a net initial yield of circa 5.75%

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction.

VAT

All prices, rents and outgoings are quoted exclusive but may be liable to VAT.

ENERGY PERFORMANCE CERTIFICATE

Released on application.

ENTRY

By mutual agreement

CONTACT & VIEWING ARRANGEMENTS

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