



## Healthcare Investment Opportunity For Sale

521 Antrim Road, Belfast, BT15 3BS



Excellent 4 storey Grade B1 listed building



Located on the Antrim Road, an arterial route into Belfast with excellent public transport links



2 Dedicated car parking spaces



Fully let to Oasis Dental Care (Central) Ltd at £17,000 pax until 14<sup>th</sup> March 2031

### Get more information

**Avison Young**

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## Location

The property is located in a prominent location on the busy Antrim Road which benefits from high levels of passing traffic. The subject is approx. 2.2 miles north of Belfast City Centre. The surrounding area is comprised of a mix of residential and commercial properties.

Surrounding occupiers include Laserase, Killen Warke Solicitors, Wee Bunnies Daycare, Subway and Yellow Fin Kitchen.

## Description

The property comprises an attractive Grade B1 listed mid-terrace commercial building which has been used as a dental surgery since its original conversion in 1993, being finished internally to an excellent standard throughout.

The property benefits from an oil-fired central heating system with plastered and painted walls and ceilings to the majority with suspended ceiling and recessed LED lighting to the waiting room area.

The internal accommodation is arranged with reception, patient waiting room, offices and WC at ground floor, consultation rooms, ancillary accommodation, staff showers and bathroom at first floor, staff room and ancillary accommodation at second floor along with attic storage at third floor.

## Accommodation

| Description              | Sq Ft        | Sq M          |
|--------------------------|--------------|---------------|
| Reception / Waiting room | 383          | 35.58         |
| GF Office                | 168          | 15.61         |
| GF WC                    | -            | -             |
| FF Consultation Room 1   | 278          | 25.83         |
| FF Consultation Room 2   | 149          | 13.84         |
| FF Decontamination Room  | 154          | 14.31         |
| FF Shower and WC         | -            | -             |
| SF Staff Room            | 287          | 26.66         |
| SF Lab                   | 153          | 14.21         |
| X-Ray Room               | 104          | 9.66          |
| Attic Space              | 259          | 29.06         |
| <b>Total NIA</b>         | <b>1,935</b> | <b>179.76</b> |

## Lease Details

|                           |                                                                                                   |
|---------------------------|---------------------------------------------------------------------------------------------------|
| <b>Tenant</b>             | Oasis Dental Care (Central) Ltd (ultimate ownership is BUPA Finance PLC)                          |
| <b>Lease term</b>         | 15 years from 15 <sup>th</sup> March 2016                                                         |
| <b>Rent</b>               | £17,000 per annum exclusive of VAT (chargeable)                                                   |
| <b>Rent review</b>        | 5 yearly upward-only to open market rental. Next review is due on the 15 <sup>th</sup> March 2026 |
| <b>Expiry date</b>        | 14 <sup>th</sup> March 2031                                                                       |
| <b>Repairs</b>            | Full repairing terms (excluding latent defects) and subject to a schedule of condition            |
| <b>Building insurance</b> | Tenant to reimburse cost of the building insurance premium to the landlord                        |

A copy of the lease can be made available to genuinely interested parties upon request.

Oasis Dental Care (Central) Limited (Company number 00505769) is part of the Oasis Healthcare Group Ltd and this company was acquired by BUPA Finance PLC on 9<sup>th</sup> February 2017. According to Creditsafe Ltd, Oasis Dental Care (Central) Ltd had a risk score of 86:100 (very low risk), Net assets of £109,037,000 on a T/O of £65,772,000 for the latest accounts filed for the FY ending 31<sup>st</sup> December 2023.

## NAV

|                          |             |
|--------------------------|-------------|
| NAV:                     | = £13,600   |
| Rate in £ 24/25:         | = 0.599362  |
| Rates Payable 2023/2024: | = £8,151.32 |

\*Please note the subject should qualify for small business rates relief outlined above which would result in a 20% reduction in rates liability.

## VAT

All prices, rentals and outgoings are quoted exclusive of VAT which will be chargeable at the prevailing rate.

## Title

Assumed freehold / long leasehold title with no onerous restrictions applicable.

## Sales Details

We are seeking offers in excess of £200,000 + VAT.

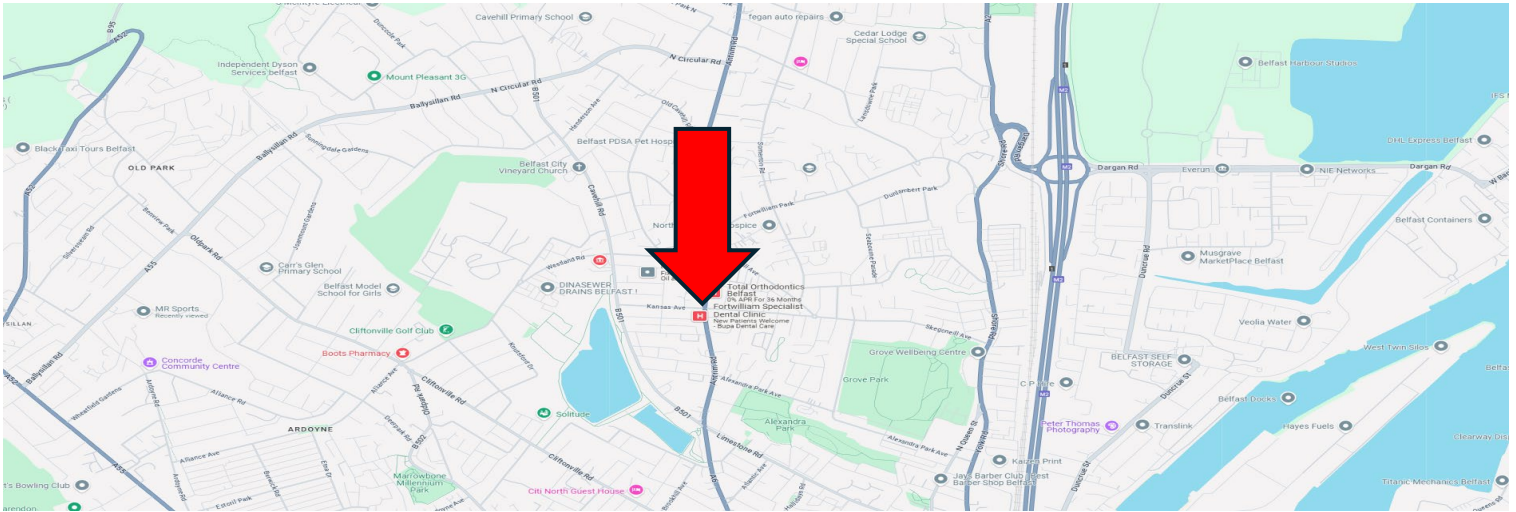
## Legal Costs

Each party to be responsible for their own legal costs.

**EPC - F135.**

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521 Antrim Road, Belfast



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# To find out more, please contact:

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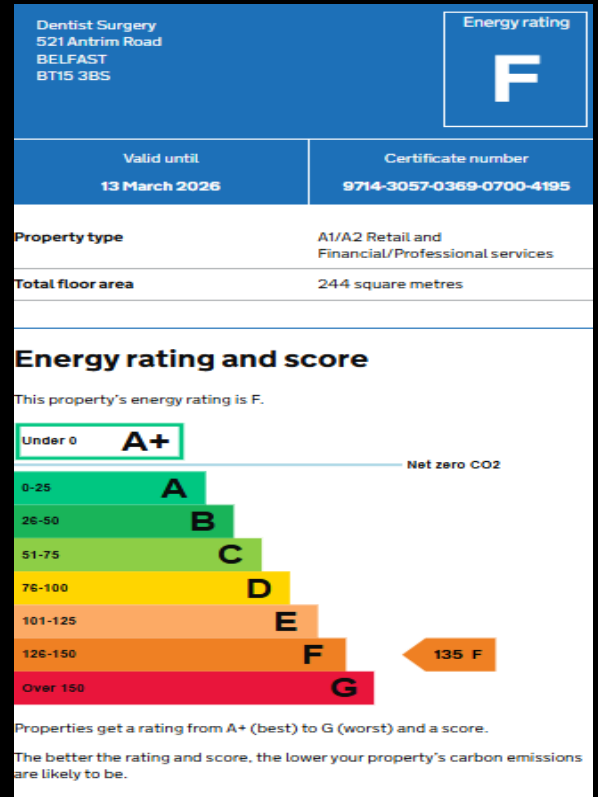
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3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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