

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



DEAN CROSS RD.

For Sale

£350,000

150 Pomphlett Road, Plymouth, Devon, PL9 7BS

1,778 Sq Ft
(165.2 Sq M)

Summary

- Freehold healthcare investment for sale
- Let to Oasis Dental Care (Southern) Ltd, part of Bupa Dental Care
- 10-year FRI lease from October 2024
- Passing rent of £26,000 pax
- Upward-only rent review in October 2029
- Established location with on-site parking
- £350,000 which represents a NIY of 7.16% assuming purchasers costs of 3.8%

Location:

The property is located on the corner of Pomphlett Road and Dean Cross Road in Plymstock. Plymstock is a suburb of Plymouth. It is situated to the east of the city centre, and it has a mix of residential areas, local amenities, and green spaces. Historically, Plymstock was a small village but has seen significant development over the years, becoming more integrated into the urban sprawl of Plymouth.

Description:

The property comprises of a converted bungalow that has been extended over the years. It houses 7 surgical rooms, reception, patient waiting area, toilet and staff changing facilities, a staff room, decontamination room and storage room. The rooms are all accessed from a central corridor which runs the length of the property with an entrance / exit at both ends of the building. Externally there is parking for 5 vehicles, with 4 of those spaces being tandem spaces.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
Total	165.2	1,778

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

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Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £17,250, therefore making the approximate Rates Payable £8,608 per annum for 2025/26.

Interested parties are advised to confirm the rating liability with Plymouth City Council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The freehold of the property is available subject to the existing lease.

Tenancy:

The property is let on a 10 year FRI lease from 13th October 2024 with a tenant only break option and upward only rent review in October 2029. The passing rent is £26,000 pax. The tenant is Oasis Dental Care (Southern) Limited.

Covenant:

Oasis Dental Care Southern Limited is an operational part of Bupa Dental Care, a division of Bupa. The company was acquired by Bupa in 2017 and subsequently integrated into its dental network, operating under the Bupa Dental Care brand and structure. Accounts for 2024 show a profit of £2,700,000. The Experian credit rating is 100, very low risk.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

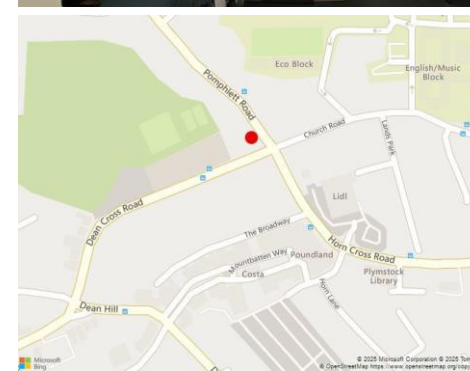
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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