



Ayers & Cruiks
COMMERCIAL

For Sale
3,088 sq ft

**15-17 High Road, Rayleigh,
SS6 7SA**

Investment opportunity in Rayleigh, let to Oasis/Bupa until October 2030, with 12 parking spaces, a garage and strong road links to the M25.

- Freehold Investment - Detached Dental Surgery
- Let to Oasis Dental Care (Southern) Limited part of BUPA Dental Care Group
- Currently Producing £50,000 Per Annum Exclusive
- For Sale
- Freehold Offers Invited

www.ayerscruiks.co.uk



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Summary

- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: C (62)

Further information

- [View details on our website](#)

Contact & Viewings

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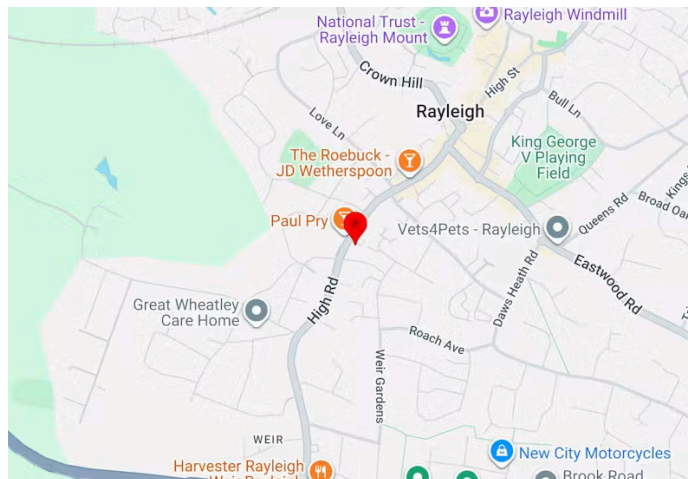
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Description

From the external appearance, the properties appear to have originally been detached and were subsequently linked at ground-floor level. The site benefits from a large front garden, rear parking for approximately 12 vehicles and a detached double garage.

The property is let to Oasis Dental Care (Southern) Limited. Its accounts for the year ended 31 December 2025 show turnover of £37.2 million and retained profits after tax of over £2.5 million.

Location

A well-established dental practice occupying a prominent position on the eastern side of High Road, on the approach into Rayleigh town centre. The property is close to local shops, services and public transport, with good access to the A129, A127 and A130, providing links to the M25 and wider Essex area. The property offers a strong investment opportunity.

Exterior

The property benefits from a double-width front garden, mainly laid to lawn, with a driveway along the southern side leading to a private rear car park providing 12 spaces, together with one additional space to the front. There is also a detached double garage.

Covenant

The property is let to Oasis Dental Care (Southern) Limited, which was acquired by Bupa in February 2017 as part of an £835 million transaction. At the time of the acquisition, the Oasis Dental Care group comprised approximately 380 dental practices across the UK.

Lease Terms

The property is let on a full repairing and insuring lease for a term of 10 years from 29 October 2020. A tenant-only break option on 29 October 2025 was not exercised.

We are advised that maintenance works are proposed for Q4 2026.

Price

Freehold Offers Invited

Accommodation

Description	sq ft	sq m
Ground Floor	1,117	103.77
First Floor	973	90.39
Rear Store	417	38.74
Detached Garages	581	53.98
Total	3,088	286.88