

Lot 32, 11 Rainford Road, Billinge, Nr Wigan,

Lancashire WN5 7PF

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Pharmacy Investment

- Let to Bestway National Chemists Limited t/a Well Pharmacy
- 10 year lease renewal from March 2024 (subject to option)
- Located directly opposite Billinge Medical Clinic
- Pharmacy in occupation for at least 30 years
- VAT free investment

Lot

32

Auction

10th July 2025

Rent

£14,000 per Annum Exclusive

Status

Available

Sector

High Street Retail, Pharmacy,
Medical Centre/Doctors

Auction Venue

Live Streamed Auction

Location

Miles

4 miles south west of Wigan, 12 miles north east of Liverpool, 18 miles west of Manchester

Roads

M6, A580, A571

Rail

St Helens Central Railway Station

Air

Liverpool John Lennon Airport

Situation

The property is prominently situated on the south side of Rainford Road at its junction with Birchley Road, in the main retailing hub of Billinge. The property benefits from being located directly opposite the Billinge Medical Clinic. The immediate vicinity provides a mix of local and independent retailers, cafes, restaurants and residential.

Tenure

Freehold.

Description

The property comprises a pharmacy arranged on the ground and first floors.

VAT

VAT is not applicable to this lot.

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Tenancy & Accommodation

| Floor | Use | Floor Areas Approx sq m (3) | Floor Areas Approx sq ft (3) | Tenant | Term | Rent p.a.x. | Rent Review |
|-----------------|-----------------------|-----------------------------------|------------------------------------|---|---------------------------------|----------------|-------------|
| Ground First | Pharmacy Ancillary | 117.80 41.20 | (1,268) (443) | BESTWAY NATIONAL CHEMISTS LIMITED t/a Well Pharmacy (1) | 10 years from 14/03/2024 (2) | £14,000 | 14/03/2029 |
| Total | | 159.00 | (1,711) | | | £14,000 | |

(1) Well Pharmacy operate over 760 pharmacies across the UK (www.well.co.uk) and are part of Bestway Group. Well Pharmacy are the second largest pharmacy chain in the UK and the 4th largest pharmaceutical wholesaler employing over 7,000 individuals in the UK. In 2014 after a competitive bidding process against private equity firms, Bestway Group purchased The Co-operative Group's pharmacy business. (www.bestwaygroup.co.uk).

(2) The lease provides a tenant option to determine on 14/03/2029.

(3) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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2024