

# 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For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)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
<b>Total</b>		<b>159.00</b>	<b>(1,711)</b>			<b>£14,000</b>	

(1) Well Pharmacy operate over 760 pharmacies across the UK ([www.well.co.uk](http://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](http://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](http://www.voa.gov.uk)).

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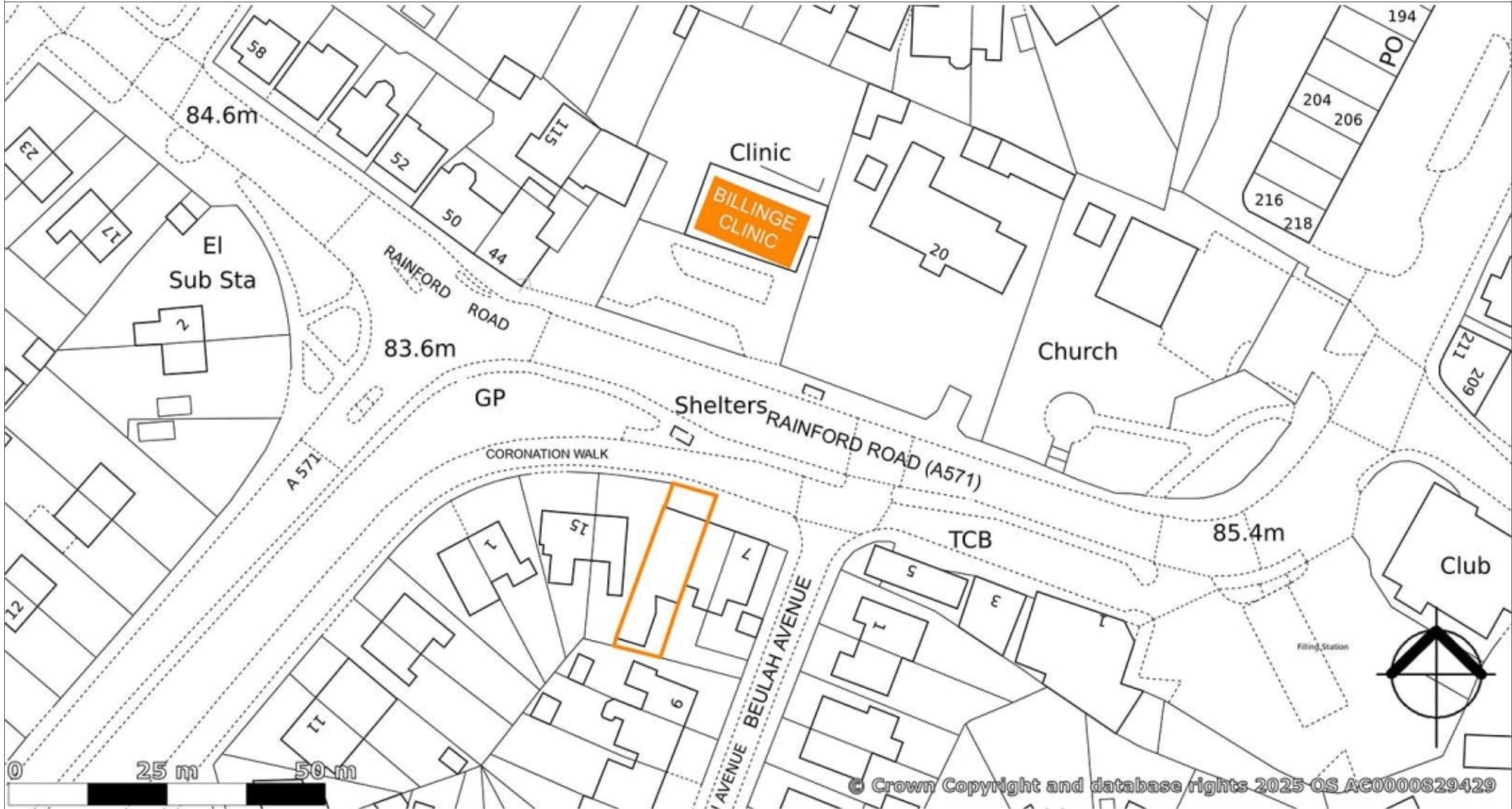
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## Contacts

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2024