

## lot 10

# Lloyds Pharmacy, 187 Western Avenue, Port Talbot West Glamorgan SA12 7NE

Rent  
**£10,000**  
per annum  
exclusive

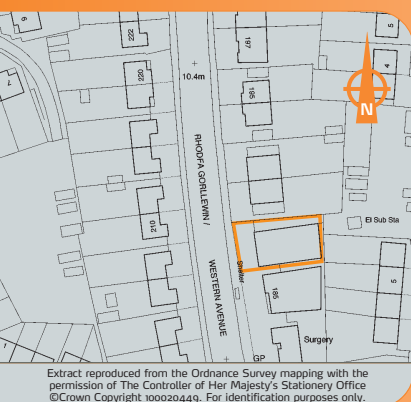
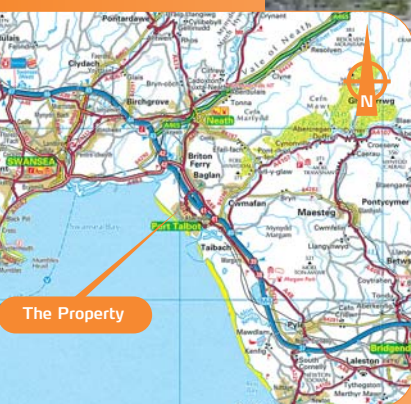
## Freehold Retail Investment

- Let to Lloyds Pharmacy Limited (DAB 4A1) with guarantee until 2020
- Secure income stream

- Unexpired term of circa 9 years
- 2010 Rent Review outstanding



On behalf of GB Judd and  
RN Phillips, Joint LPA Receivers



## Location

Miles: 7 miles south-east of Swansea  
6 miles north-west of Cardiff  
Roads: M4, A48, A241  
Rail: Port Talbot Rail  
Air: Cardiff International Airport

## Situation

Port Talbot is a coastal town with good communications via the M4. The town is an established industrial location with a major steel industry. The property is situated on the east side of Western Avenue in a residential area. A number of medical centres and surgeries are in close proximity to the property.

## Description

The property comprises a detached single storey retail unit. Internally, the property incorporates Lloyds Pharmacy's standard corporate fit-out.

## Tenure

Freehold.

## NB

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Pharmacy	164.97 sq m	(1,808 sq ft)	<b>LLOYDS PHARMACY LIMITED (1) guaranteed by AAH SUBSIDIARIES LIMITED (1)</b>	15 years from 09/11/2005 until 2020 (3)	£10,000	2010 and 2015
	Gross Frontage	10.55 m	(34' 7")				
	Net Frontage	8.50 m	(27' 10")				
	Shop Depth	14.60 m	(47' 10")				
	Built Depth	18.70 m	(61' 4")				
<b>Totals</b>		<b>164.97 sq m</b>	<b>(1,808 sq ft) (2)</b>			<b>£10,000</b>	

- (1) For the year ending 31st December 2009, Lloyds Pharmacy Limited reported a turnover of £1,740,517,000, pre-tax profits of £105,120,000 and a total net worth of £29,565,000. (Source: www.riskdisk.com 21/09/2011)  
 (2) The floor areas stated above are as published on www.voa.gov.uk  
 (3) Lloyds Pharmacy Ltd have verbally expressed the possibility of regearing the lease.

## For further details please contact:

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## Solicitors:

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