

Lot 21

£10,500 Per Annum
Exclusive (Plus vacant
first floor)

34 Market Street, Abergele, Conwy LL22 7AA Freehold Pharmacy Investment



Key Details

- Shop let to Lloyds Pharmacy Limited until December 2025
- Vacant first floor above with potential change of use opportunity (subject to consents)
- Attractive coastal town

Location

Miles: 32 miles west of Chester
40 miles south-west of Liverpool
Roads: A55, A470
Rail: Abergele & Pensarn
Air: Liverpool Airport

Situation

Abergele is a coastal market town in North Wales approximately 32 miles west of Chester and 40 miles south-west of Liverpool. The property is situated on the north side of Market Street, close to its junction with Chapel Street. Nearby occupiers include Co-Op Food, Savers and various independent shops and restaurants.

Description

The property comprises a two storey building arranged as a ground floor pharmacy, with vacant offices on the first floor benefitting from separate access off Market Street.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion.

Energy Performance Certificate

D. See legal pack at www.acuitus.co.uk.

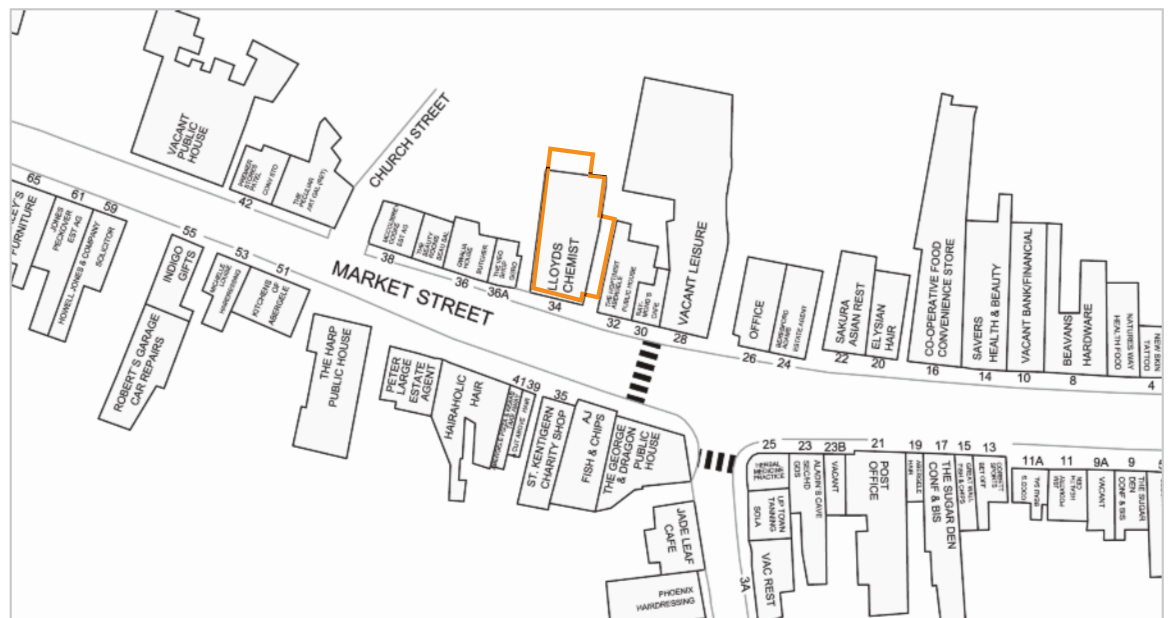
Note

Please note the buyer will pay 1.5% +VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	171.40 sq m (1,845 sq ft)	LLOYDS PHARMACY LIMITED (1)	10 years from 18/12/2015 expiring 17/12/2025	£10,500
First	Offices	103.68 sq m (1,116 sq ft)	VACANT	-	-
Total		275.08 sq m (2,961 sq ft)			£10,500

(1) Lloyds Pharmacy is a leading community pharmacy and healthcare provider with over 1,500 pharmacies across the UK and employ around 17,000 staff and dispense over 150 million prescription items every year (www.lloydspharmacy.com).



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