

Lot 4

£13,500 Per Annum Exclusive

Sheppards Pharmacy, 4 Mill Street, Aberdare, CF44 8NA

Freehold Pharmacy and Residential Investment



Key Details

- Entirely let to Avicenna Retail Limited guaranteed by Avicenna Limited on a 15 year lease from completion (no breaks)
- 5 yearly RPI linked rent reviews subject to a minimum and maximum increase at each review
- Includes one flat
- VAT free investment
- Established pharmacy business t/a Sheppards Pharmacy

Location

Miles: 19 miles north east of Cardiff
 Roads: A4059, A4056
 Rail: Aberdare Train Station
 Air: Cardiff Airport

Situation

The property is located in the busy shopping town of Aberdare, known as the Queen of the valleys and with a population of 40,000. The property is situated in a predominantly residential part of Aberdare. The property is adjacent to Aberdare Park, Library and Public hall with nearby occupiers including Spar convenience store, a car showroom as well as independent takeaways and a pub.

Description

The property comprises ground floor retail and ancillary accommodation together with one flat on the first floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

See legal pack

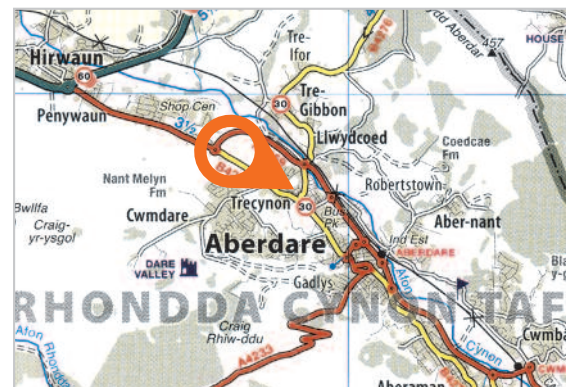
Viewings

There will be no internal viewings of the property due to Covid-19 restrictions.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground First	Retail/Ancillary Residential	117.81 sq m (1,268 sq ft)	Avicenna Retail Ltd with a guarantee from Avicenna Ltd (1) t/a Sheppards Pharmacy	15 years from completion of the sale on a full repairing and insuring lease (2) (4)	£13,500	5 yearly RPI linked rent reviews subject to a minimum and maximum increase at each review. Full information is available in the legal pack
Total		117.81 sq m (1,268 sq ft) plus one flat. (3)			£13,500	

- (1) For the year ending 31st July 2020, Avicenna Retail Limited reported a turnover of £22,782,836, pre-tax profits of £1,078,131 and shareholder funds of £10,571,443 (Source: NorthRow 29/06/2021). For the year ending 31st July 2020, Avicenna Limited reported a turnover of £48,744,957, pre-tax profits of negative £4,556,151, and shareholder funds of £14,231,084 (Source: NorthRow 29/06/2021). According to Avicenna's website (www.avicenna.org) Avicenna Pharmacy's "estate of 135 stores is based primarily in the south of England, the north east and Wales. Delivering excellent patient care is central to what we do and each pharmacy succeeds in delivering a high quality service to its local community."
- (2) The lease provides a tenant option to extend the lease for a further 10 years.
- (3) The above floor areas have been published by the Valuation Office Agency at www.voa.gov.uk and the description of the property has been provided by the seller.
- (4) The residential accommodation has been sublet. Further information is available in the legal pack.



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