

Lot 15

£8,000 Per Annum
Exclusive

Sheppards Pharmacy, 68 High Street, Ferndale, CF43 4RR

Freehold Pharmacy 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
- Established pharmacy business t/a Sheppards Pharmacy
- VAT free investment
- Nearby occupiers include Greggs, Co-op Food and Spar Convenience Store

Location

Miles: 11 miles west of Cardiff
Roads: A4233, A4058
Rail: Ystrad Rhondda Train Station, Porth Train Station
Air: Cardiff Airport

Situation

The property is located in the town of Ferndale in the centre of the High Street adjacent to the Day Centre and Library. Nearby occupiers include Greggs, Co-op Food, Spar Convenience Store and local shops and restaurants.

Description

The property comprises retail and ancillary accommodation on the ground floor with further ancillary areas on the basement and first floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six week completion

Energy Performance Certificate

See legal pack

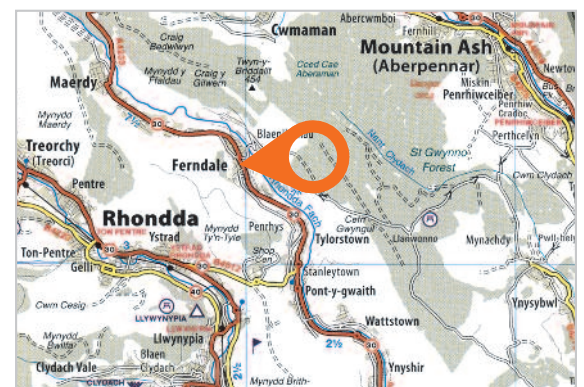
Viewings

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)
Basement	Ancillary	98.00 sq m	(1,054 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)	£8,000	5 yearly RPI linked rent reviews subject to a minimum and maximum increase at each review. Full information is available in the legal pack
Ground	Retail/Ancillary	99.74 sq m	(1,073 sq ft)				
First	Ancillary	50.00 sq m	(538 sq ft)				
Total		247.74 sq m	(2,666 sq ft) (3)			£8,000	

- (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). 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 24/05/2021). 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.



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