

# Lot 16

£8,000 Per Annum  
Exclusive

## Sheppards Pharmacy, Park View, North Terrace, Maerdy, CF43 4DD

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
- VAT free investment
- Includes one flat
- Opposite Maerdy Surgery and close to Spar convenience store

### Location

Miles: 18 miles north west of Cardiff

Roads: A4233

Rail: Treorchy Train Station, Ystrad Train Station

Air: Cardiff Airport

### Situation

The property is located in the village of Maerdy near Ferndale, Aberdare and Merthyr Tydfil at the head of the Rhondda Fach Valley. The property is situated opposite the Maerdy Surgery and Maerdy Park with other nearby occupiers including Spar convenience store and the Post Office, and several local retailers.

### Description

The property comprises ground floor retail and ancillary accommodation 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	72.4 sq m (779 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)	£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
<b>Total</b>		<b>72.4 sq m (779 sq ft) plus one flat (3)</b>			<b>£8,000</b>	

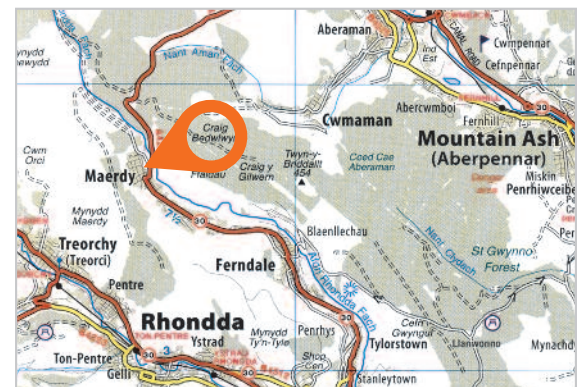
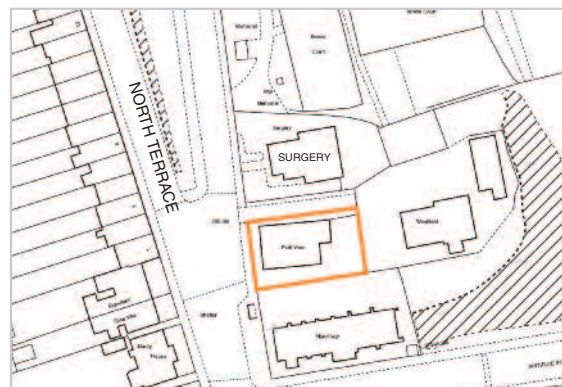
(1) For the year ending 31st July 2020, Avicenna Retail Limited reported a turnover of £22,782,836, pre-tax profits of £1,078,131 and shareholder funds of £10,571,443 (Source: NorthRow). For the year ending 31st July 2020, Avicenna Limited reported a turnover of £48,744,957, pre-tax profits of negative £4,556,151, and shareholder funds of £14,231,084 (Source: NorthRow 24/05/2021).

According to Avicenna's website ([www.avicenna.org](http://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](http://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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