

# Lot 17

£12,000 Per Annum  
Exclusive

## Sheppards Pharmacy, White Rose Way, New Tredegar, NP24 6AS 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
- VAT free investment
- Adjacent to White Rose Medical Centre

### Location

Miles: 16 miles north of Cardiff  
14 miles north east of Newport  
Roads: A4069, A469  
Rail: Tirphil Train Station, Brithdir Train Station  
Air: Cardiff Airport

### Situation

The property is located in the historic town of New Tredegar. New Tredegar serves as a commuter town being well located for access to Cardiff, Newport and Merthyr Tydfil. The property is situated next to the White Rose Medical Centre close to the town centre.

### Description

The property comprises a ground floor pharmacy with ancillary accommodation on the first floor.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six week completion

### Energy Performance Certificate

See legal pack

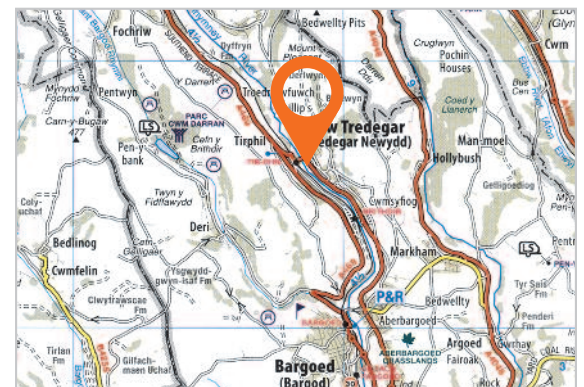
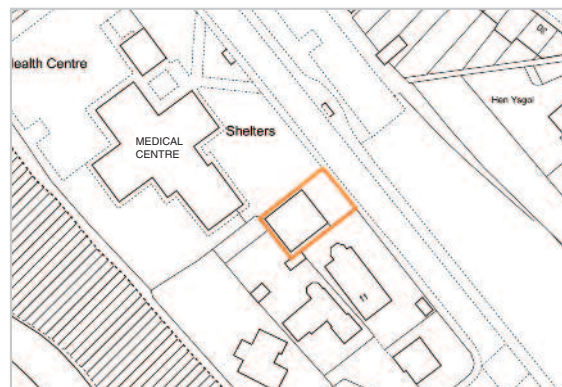
### Viewings

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	Retail	113.2 sq m (1,217 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)	£12,000	5 yearly RPI linked rent reviews subject to a minimum and maximum increase at each review. Full information is available in the legal pack
First	Ancillary	103.2 sq m (1,110 sq ft)				
<b>Total</b>		<b>216.4 sq m (2,327 sq ft) (3)</b>			<b>£12,000</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 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.



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