

# Lot 22

£15,000 Per Annum  
Exclusive

## Sheppards Pharmacy, 1 Bridge Street, Kenfig Hill, nr Bridgend CF33 6DB 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
- Establish pharmacy business t/a Sheppards Pharmacy located next to Heathbridge House Surgery

### Location

**Miles:** 11 miles west of Cardiff  
22 miles east of Swansea  
**Roads:** M4, A48, A4229  
**Rail:** Pyle Train Station  
**Air:** Cardiff Airport

### Situation

The property is situated in the village of Kenfig Hill, bordered by the villages of Pyle and Cefn Cribwr and close to Bridgend. Kenfig Hill is 11 miles west of Cardiff and conveniently located just to the north of the M4 motorway (Junction 37). The property is located in a predominantly residential area on the corner of Bridge Street and Garth Street, adjacent to Heathbridge House Surgery and opposite Kenfig Hill RFC. Nearby occupiers include Spar convenience store and many independent retailers and takeaways.

### 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

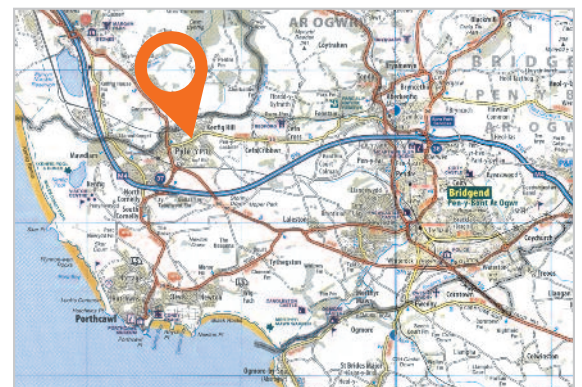
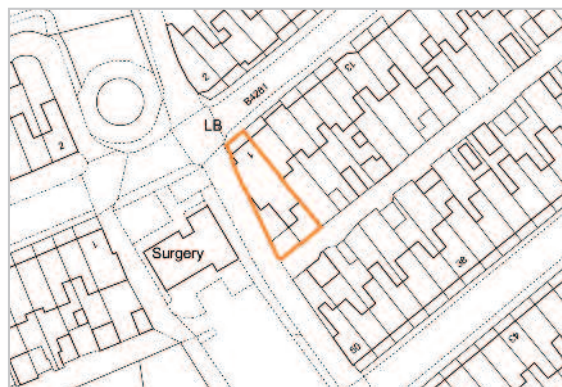
### Viewings

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	167.03 sq m (1,798 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)	£15,000	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>167.03 sq m (1,798 sq ft) plus one flat (3)</b>			<b>£15,000</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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**Acuitus**  
Peter Mayo  
+44 (0)20 7034 4864  
+44 (0)7833 459 318  
Peter.mayo@acuitus.co.uk

**Acuitus**  
Billy Struth  
+44 (0)20 7034 4854  
+44 (0)7824 705 955  
billy.struth@acuitus.co.uk

**Associate Auctioneer**  
Rapleys LLP  
Martin Carey  
+44 (0)20 7255 8085  
martin.carey@rapleys.com

**Seller's Solicitors:**  
Hugh James Solicitors  
John Hussey  
+44 (0)20 7936 3453  
john.hussey@hughjames.com