

Lot 32

£8,500 Per Annum
Exclusive

Sheppards Pharmacy, Troed-y-Bryn, Penyrhoel, Caerphilly, CF83 2PX 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
- Established pharmacy business t/a Sheppards Pharmacy

Location

Miles: 6 miles north of Cardiff
Roads: A469, A468, B4263
Rail: Energlyn and Churchill Park Train Station, Caerphilly Train Station
Air: Cardiff Airport

Situation

The property is situated in Penyrhoel, a suburb of Caerphilly. Caerphilly has a population of over 40,000. The property is located in a commercial street in a predominantly residential area. The Troed-y-Bryn surgery is adjacent to the property and other nearby occupiers include Tesco, Londis, the Post Office and the community centre.

Description

The property comprises

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

See Legal Pack.

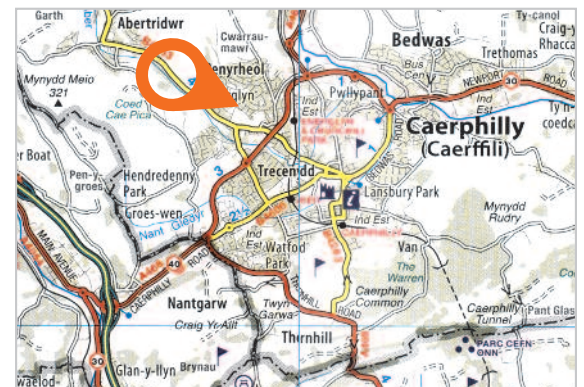
Viewings

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/Ancillary	40 sq m (430 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)	£8,500	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		40 sq m (430 sq ft)			£8,500	

- (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.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

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