

Lot 34

£10,000 Per Annum
Exclusive

Sheppards Pharmacy, 35 Dyffryn Road, Rhydyfelin, Pontypridd CF37 5RW

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
- Nearby occupiers include a Doctors Surgery, Convenience store and the Post Office

Location

Miles: 9 miles north west of Cardiff
Roads: A470, A473, A4054
Rail: Treforest Train Station
Air: Cardiff Airport

Situation

The property is located in the village of Rhydyfelin and part of the community of Pontypridd, a town two miles to the north west. The area has the benefit of the University of South Wales (Treforst Campus). The property is situated in the main commercial part of town, adjacent to Taff Vale Doctors Surgery. Nearby occupiers include Subway, Spar convenience store, the Post Office, local takeaways and a gym.

Description

The property comprises a ground floor pharmacy with retail and ancillary accommodation.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six week completion

Energy Performance Certificate

See legal pack

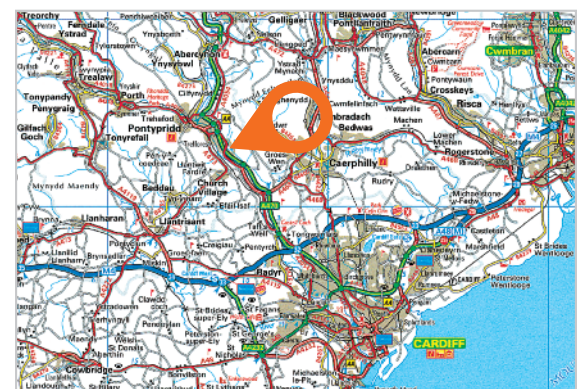
Viewings

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	117.1 sq m (1,260 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)	£10,000	5 yearly RPI linked rent reviews subject to a minimum and maximum increase at each review. Full information is available in the legal pack
Total		117.1 sq m (1,260 sq ft) (3)			£10,000	

- (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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