

# Lot 38

£6,500 Per Annum  
Exclusive

## Sheppards Pharmacy, 44 Gelligaled Road, Ystrad, CF41 7RQ

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: 10 miles north of Cardiff  
Roads: A4058, B4223  
Rail: Ystrad Rhondda Train Station  
Air: Cardiff Airport

### Situation

The property is located in the community of Ystrad on the main commercial street close to Ysbyty Cwm Hospital and Ystrad Rhondda Train Station. Nearby occupiers include several convenience stores together with independent restaurants and cafes.

### Description

The property comprises ground floor retail accommodation together 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

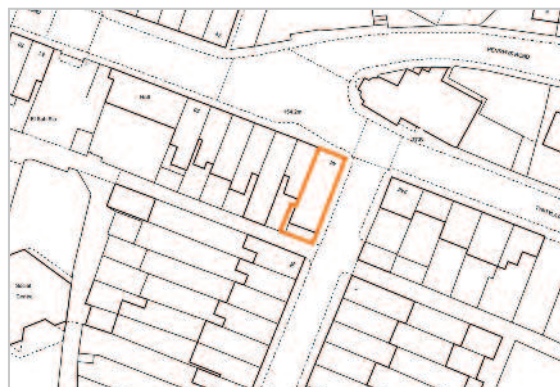
### Viewings

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	75.14 sq m	(809 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)	£6,500	5 yearly RPI linked rent reviews subject to a minimum and maximum increase at each review. Full information is available in the legal pack
First	Ancillary	77.33 sq m	(832 sq ft)				
<b>Total</b>		<b>152.47 sq m</b>	<b>(1,641 sq ft)</b>			<b>£6,500</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 2021, 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.



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 459 459  
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**  
Rapeleys LLP  
Martin Carey  
+44 (0)20 7255 8085  
martin.carey@rapeleys.com

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