

Lot 4

£21,600 Per Annum
Exclusive

Myrtle Pharmacy, Goodwick Square, Goodwick, SA64 0BP

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 compounded RPI-indexed Rent Reviews (capped at 3% and collared at 1%)
- Includes three flats
- VAT free investment
- Located in seaside town on popular Fishguard Bay

Location

Miles: 14 miles north east of St Davids
53 miles north west of Swansea

Roads: A40, A487

Rail: Fishguard and Goodwick Train Station,
Fishguard Harbour

Air: Swansea Airport

Situation

the property is located in the town of Goodwick, part of the Fishguard and Goodwick community which wraps around Fishguard Bay, a popular seaside tourist destination. The property is situated in Goodwick Square close to Fishguard and Goodwick train station and Fishguard Bay.

Description

The property comprises ground and basement retail/ancillary accommodation together with 3 flats on the first and second floors.

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)
Basement	Ancillary	30 sq m (322.92 sq ft)	Avicenna Retail Ltd with a guarantee from Avicenna Ltd (1) t/a Myrtle Pharmacy	15 years from completion of the sale on a full repairing and insuring lease (2) (4)	£21,000	5 yearly compounded RPI-indexed Rent Reviews (capped at 3% and collared at 1%)
Ground	Retail	86.9 sq m (935.38 sq ft)				
Frist	Residential					
Second	Residential					
Total		Total commercial area of 116.9 sq m (1,259 sq ft) plus three flats (3)			£21,600	

- (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 £-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.
- (4) The residential accommodation has been sublet. Further information is available in the legal pack.



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