

# Lot 17

£41,100 Per Annum  
Exclusive

## Sheppard's Pharmacy, 22-25 Whitcombe Street, Aberdare, CF44 7AU

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 six flats
- VAT free investment
- Nearby Occupiers include B&M, Iceland, Greggs, Subway, Halifax and Santander.

### Location

Miles: 19 miles north east of Cardiff  
Roads: A4059, A465  
Rail: Aberdare Train Station  
Air: Cardiff Airport

### Situation

The property is located in the busy shopping town of Aberdare with a population of approximately 40,000. The property is situated in the centre of the shopping district at the pedestrianised junction of the High Street and Whitcombe Street. Nearby occupiers include B&M, Iceland, Greggs, Subway, Halifax and Santander.

### Description

The property comprises ground floor retail accommodation together with ancillary areas on ground, basement and first floors. In addition there are six 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	125 sq m (1,345 sq ft)	Avicenna Retail Ltd with a guarantee from Avicenna Ltd (1) t/a Sheppard's Pharmacy	15 years from completion of the sale on a full repairing and insuring lease (2) (4)	£41,100	5 yearly compounded RPI-indexed Rent Reviews (capped at 3% and collared at 1%)
Ground	Retail/Ancillary	238.15 sq m (2,563 sq ft)				
First	Ancillary	14.80 sq m (159 sq ft)				
First	Residential					
Second	Residential					
<b>Total</b>		<b>Total commercial area of 377.95 sq m (4,068 sq ft) plus six flats (3)</b>			<b>£41,100</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 £-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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