

Lot 18

£13000 Per Annum
Exclusive

Sheppard's Pharmacy, 17 Bridge Street, Pontypridd, CF37 4PE

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 one 1 bedroom flat
- VAT free investment
- Town is home to 16,000 students at the University of Glamorgan

Location

Miles: 11 miles west of Cardiff
Roads: A470, A4058, A473
Rail: Pontypridd Train Station
Air: Cardiff Airport

Situation

The property is located in the centre of Pontypridd at the junction of Bridge Street and the A470. Pontypridd is a bustling market town with a population of 32,000 and home to 16,000 students at the University of Glamorgan. Nearby occupiers include Currys PC World, B&Q, Sainsbury's and local restaurants and cafes.

Description

The property comprises ground floor retail accommodation and one 1 bedroom flat 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	67.10 sq m (722 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)	£13,000	5 yearly compounded RPI-indexed Rent Reviews (capped at 3% and collared at 1%)
First	Residential					
Total		Total commercial area of 67.10 sq m (722 sq ft) plus one 1 bed flat (3)			£13,000	

- (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 2021, 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.



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)207 034 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