

# Lot 29

£7000 Per Annum  
Exclusive

## Sheppards Pharmacy, Penrhiwceiber Road, Penrhiwceiber, CF45 3SP

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%)
- Established pharmacy business in town centre
- VAT free investment
- Nearby occupiers include Co-op Food, the Post Office and Ladbroke's

### Location

Miles: 14 miles west of Cardiff  
Roads: A470, A4059, B4275  
Rail: Penrhiwceiber Train Station  
Air: Cardiff Airport

### Situation

The property is located in Penrhiwceiber which forms part of Mountain Ash, just 14 miles west of Cardiff. The property adjoins the medical centre with other nearby occupiers including Co-op Food, the Post Office and Ladbroke's.

### Description

The property comprises 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	47.10 sq m (507 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)	£7,000	5 yearly compounded RPI-Indexed Rent Reviews (capped at 3% and collared at 1%)
<b>Total</b>		<b>47.10 sq m (507 sq ft) (3)</b>			<b>£7,000</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](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 a description of the property has been provided by the seller.



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