

# Lot 43

£10,500 Per Annum  
Exclusive

## Sheppard's Pharmacy, 1 Porth Street, Porth, CF39 9RN 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 compounded RPI-indexed Rent Reviews (capped at 3% and collared at 1%)
- Established Pharmacy in town centre t/a Sheppards Pharmacy
- VAT free investment
- Nearby occupiers include Nisa Local, several takeaways, cafes and local traders.

### Location

Miles: 13 miles north-west of Cardiff  
Roads: A4233, A4058,  
Rail: Porth Train Station  
Air: Cardiff Airport

### Situation

The property is located in the town Porth on the B4278 running parallel to the Rhondda River and opposite Porth Train Station. The property is situated in the busy commercial area of the town with nearby occupiers including Nisa Local, several takeaways, cafes and local traders.

### Description

The property comprises ground floor retail and ancillary accommodation and further ancillary accommodation on the first floor

### Tenure

Long Leasehold. 99 years from 3rd November 1995

### 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.

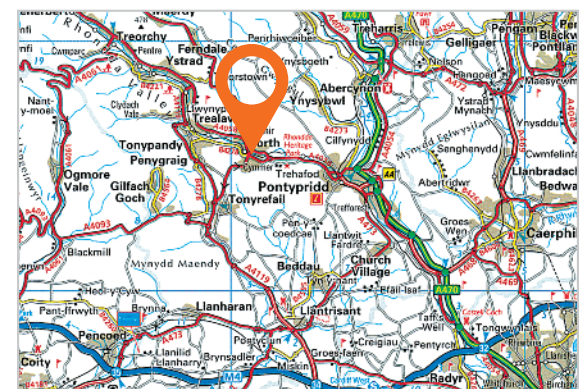
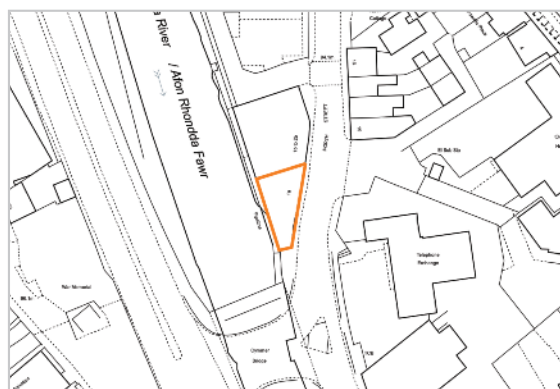
## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail/Ancillary	135.97 sq m	(1,463 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)	£10,500	5 yearly compounded RPI-indexed Rent Reviews (capped at 3% and collared at 1%)
First	Ancillary	81.51 sq m	(877 sq ft)				
<b>Total</b>		<b>217.48 sq m</b>	<b>(2,340 sq ft)</b>			<b>£10,500</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 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 the description of the property has been provided by the seller.



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