

Lot 44

£12,500 Per Annum
Exclusive

Sheppard's Pharmacy, 12 Commercial Street, Ty Nant, Beddau CF38 2DB

Freehold 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 business currently t/a Sheppards Pharmacy
- VAT free investment
- Nearby Occupiers include Co-op Food, Bargain Booze, several takeaways and a barbers.

Location

Miles: 9 miles north west of Cardiff
Roads: A473, B4595
Rail: Treforst Estate Train Station
Air: Cardiff Airport

Situation

The property is located within a retail parade to the east of Beddau town centre, adjoining Co-op Food and Bargain Booze with other nearby occupiers include takeaways, a beauty salon and a barbers.

Description

The property comprises a modern ground retail unit with first floor ancillary space.

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.

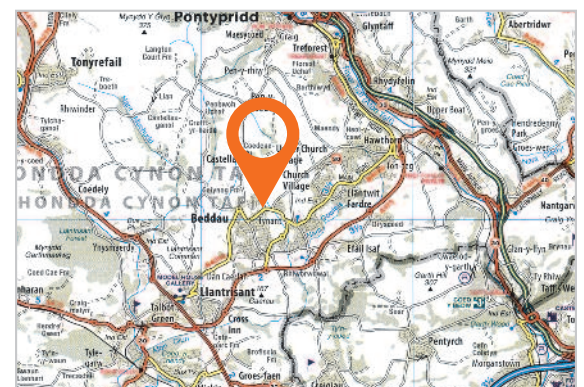
Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	128.5 sq m (1,383 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)	£12,500	5 yearly compounded RPI-indexed Rent Reviews (capped at 3% and collared at 1%)
First	Ancillary	131.7 sq m (1,417 sq ft)				
Total		260.2 sq m (2,800 sq ft) (3)			£12,500	

(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.



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