

Lot 51

£11,200 Per Annum
Exclusive

Sheppard's Pharmacy, 102/103 Ynyshir Road, Ynyshir, Porth CF39 0EW

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
- Established pharmacy business in town centre t/a Sheppard's Pharmacy

Location

Miles: 14 miles north west of Cardiff
Roads: A4233, A4058
Rail: Porth Train Station,
Air: Cardiff Airport

Situation

The property is located in the village of Ynyshir to the north of Porth on the main commercial street. Nearby occupiers include McColls convenience store and the Post Office and several local takeaways and other local shops.

Description

The property comprises ground floor retail and ancillary accommodation with further ancillary space in the basement. In addition there is a one 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

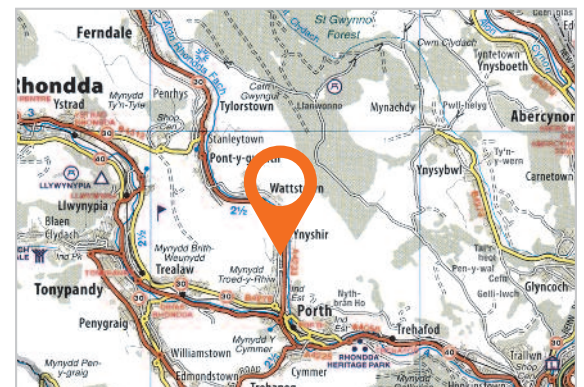
Viewings

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)
Basement	Ancillary	18.25 sq m (196.44 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)	£11,200	5 yearly compounded RPI-indexed Rent Reviews (capped at 3% and collared at 1%)
Ground	Retail/Ancillary	101.35 sq m (1,091 sq ft)				
First	Residential					
Total		Total commercial area of 119.6 sq m (1,287 sq ft) plus one 1 bedroom flat (3)			£11,200	

- (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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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
Rapeleys LLP
Martin Carey
+44 (0)20 7255 8085
martin.carey@rapeleys.com

Seller's Solicitors: Hugh James Solicitors
John Hussey
+44 (0)20 7936 3453
john.hussey@hughjames.com