

# Lot 52

£14,000 Per Annum  
Exclusive

## Sheppard's Pharmacy, 217-219 Cardiff Road, Aberaman, CF44 6RG

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 flat
- VAT free investment
- Established pharmacy business t/a Sheppard's Pharmacy

### Location

**Miles:** 18 Miles North West of Cardiff  
**Roads:** A4059, A465  
**Rail:** Aberdare Train Station, Cwmbach Train Station  
**Air:** Cardiff Airport

### Situation

The property is located in the centre of the village of Aberaman on the western side of Cardiff Road, the main route through the village, in a predominantly residential area.

### Description

The property comprises retail and ancillary accommodation on the ground floor and one flat on the first floor.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six week completion

### Energy Performance Certificate

See legal pack

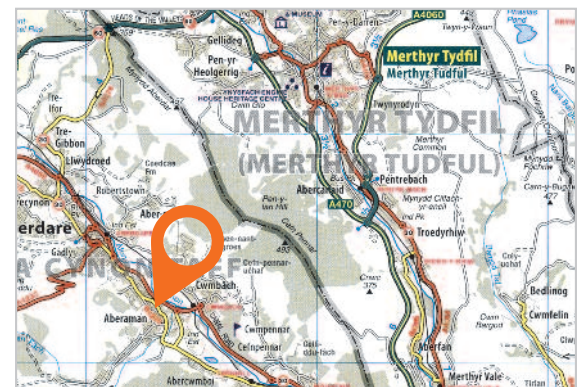
### Viewings

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 First	Retail/Ancillary Residential	115.39 sq m (1,242 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)	£14,000	5 yearly compounded RPI-indexed Rent Reviews (capped at 3% and collared at 1%)
<b>Total</b>		<b>Total commercial area of 115.39 sq m (1,242 sq ft) plus one flat (3)</b>			<b>£14,000</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 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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