

Lot 53

£15,400 Per Annum
Exclusive

Sheppard's Pharmacy, 50 Commercial Street, Aberbargoed, CF81 9BU

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 two flats
- VAT free investment
- Established pharmacy business in centre of village t/a Sheppard's Pharmacy

Location

Miles: 14.95 Miles north of Cardiff
Roads: A4049, A469,
Rail: Bargoed Train Station, Gilfach Fargoed Train Station
Air: Cardiff Airport, Bristol Airport

Situation

The property is situated on the main street of Aberbargoed, close to the post office. Aberbargoed is located 15 miles North of Cardiff.

Description

The property comprises retail/ancillary accommodation on the ground floor with ancillary on the first floor plus two flats.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six week completion

Energy Performance Certificate

See legal pack

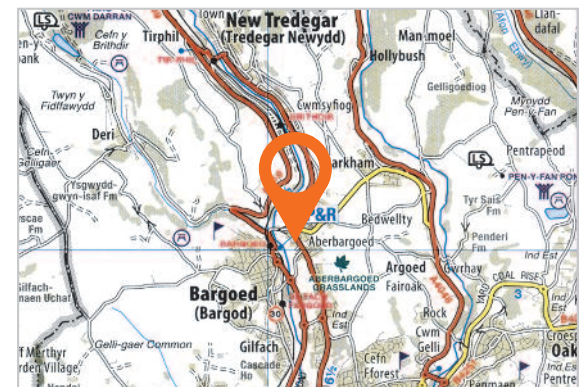
Viewings

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	96.4 sq m (1,037 sq ft)	AMG	15 years from completion of the sale on a full repairing and insuring lease (2) (4)	£15,400	5 yearly compounded RPI-indexed Rent Reviews (capped at 3% and collared at 1%)
First	Ancillary	50.3 sq m (541 sq ft)	HEALTHCARE LIMITED with a guarantee from Ashchem Limited			
First	Residential		(1) t/a Sheppard's Pharmacy			
Total		Total commercial area of 146.7 sq m (1,578 sq ft) plus two flats (3)			£15,400	

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

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