

Lot 56

£20,000 Per Annum
Exclusive

Sheppard's Pharmacy, 5-7 John Street, Abercwmboi, CF44 6BL

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 in centre of village currently t/a Sheppard's Pharmacy

Location

Miles: 17 miles north-west of Cardiff
Roads: A4059, B4275,
Rail: Cwmbach Train Station
Air: Cardiff Airport

Situation

The property is situated in the village of Abercwmboi on the B4275 (Cardiff Road). The local area is predominantly residential area with local convenience stores, a Post Office and takeaways.

Description

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

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six week completion

Energy Performance Certificate

See legal pack

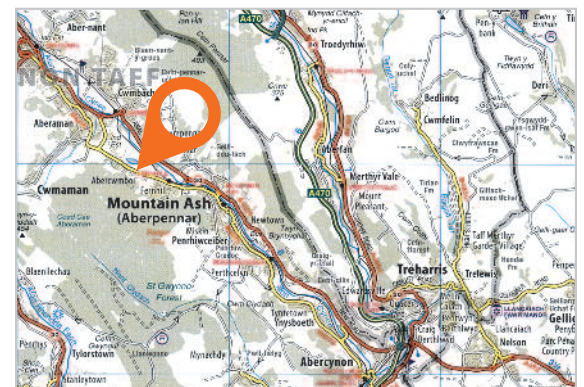
Viewings

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	113.90 sq m (1,226 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)	£20,000	5 yearly compounded RPI-indexed Rent Reviews (capped at 3% and collared at 1%)
Total		Total commercial area of 113.90 sq m (1,226 sq ft) plus two flats (3)			£20,000	

- (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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