

# Lot 57

£4,400 Per Annum  
Exclusive

## Sheppard's Pharmacy, 227 Park Road, Cwmparc, Treorchy CF42 6LD

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  $\frac{1}{4}$  Sheppards pharmacy
- Adjoining a convenience store
- VAT free investment

### Location

Miles: 18 miles north west of Cardiff  
Roads: A4061, A4107  
Rail: Treorchy Train Station  
Air: Cardiff Airport

### Situation

The property is located in the popular shopping town of Treorchy, named the 2019 Great British High Street of the Year with a number of independent shops and cafes. The property is situated in a predominantly residential area to the west of the Treorchy Train Station and adjoining a convenience store and a takeaway.

### Description

The property comprises retail and ancillary accommodation on the ground floor with further ancillary space 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.

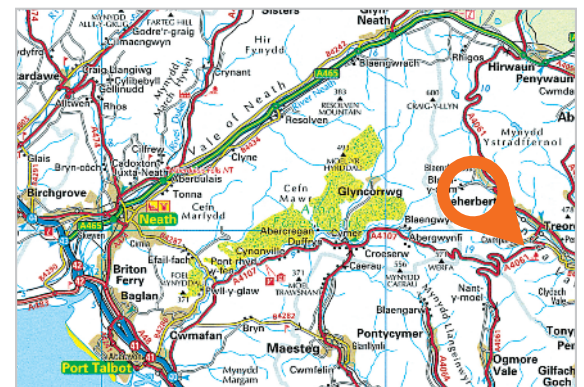
## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail/Ancillary	89.20 sq m (960.0 sq ft)	Avicenna Retail Ltd with a guarantee from Avicenna Ltd (1) $\frac{1}{4}$ Sheppard's Pharmacy	15 years from completion of the sale on a full repairing and insuring lease (2)	£4,400	5 yearly compounded RPI-indexed Rent Reviews (capped at 3% and collared at 1%)
First	Ancillary	39.80 sq m (428.4 sq ft)				
<b>Total</b>		<b>129.00 sq m (1,388.4 sq ft)</b> (3)			<b>£4,400</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.



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