

**Lot 33, Sheppards Pharmacy, Abergorki Industrial Estate, Treorchy,
Rhondda Cynon Taf CF42 6DL**

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



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Property Information

Pharmacy Investment

- Pharmacy let to Avicenna Retail Limited guaranteed by Avicenna Limited on a 15 year lease from completion (no breaks)
- 5 yearly RPI-linked Rent Reviews subject to a Minimum & Maximum increase at each review
- Adjoining a Medical Centre
- VAT-free investment

Auction
17/Feb/2022

Lot
33

Status
Available

Rent
£10,000 per Annum Exclusive

Auction Venue
Live Streamed Auction

Sector
Medical/Healthcare

Location

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

Situation

Treorchy is a Rhondda Valley town 18 miles north-west of Cardiff. The property is situated to the north of the town centre on the west side of Abergorki Industrial Estate. The property occupies a prominent corner location on the Estate roads. Adjoining Forest View Medical Centre.

Tenure

Long Leasehold. Term of 999 years from 04/10/2012 at a peppercorn.

Description

The property comprises a ground Pharmacy, adjoining Forest View Medical Centre.

VAT

VAT is not applicable to this lot.

Completion Period

6 Week Completion

EPC

The EPC will be available to view online in the solicitor's legal pack.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x	Rent Review	Rent Review
Ground First	Retail Ancillary		Avicenna Retail Ltd with a guarantee from Avicenna Ltd (1) t/a Sheppards Pharmacy	15 years from completion of the sale on a full repairing and insuring lease (2) (4)	£10,000	5 yearly RPI linked rent reviews subject to a minimum and maximum increase at each review. Full information is available in the legal pack	
Total					£10,000		

(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.

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September 2020