

## Gorebridge

35 Main Street  
Midlothian  
EH23 4BX

- **Freehold Chemist Investment**
  - Let to Lloyds Pharmacy Limited until 2034 (1)
  - 2019 tenant break option not exercised
  - Close proximity to Newbyres Health Centre
  - Rent Review 2019
  - No VAT applicable
  - Current Rent Reserved
- £10,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

Gorebridge is an attractive expanding village, located some 10 miles south-east of central Edinburgh and adjacent to the A7, which has benefitted from recent residential development including the Harvieston Park development of some 200 dwellings. The village benefits from a direct train service to Edinburgh Waverley in some 27 minutes which alongside the station was reopened in September 2015.

This attractive property is situated in a prominent position on the east side of Main Street, a short distance from Gorebridge Rail Station and in close proximity to Newbyres Health Centre an eight doctor practice which has a patient list of over 9,000 ([www.isdscotland.org](http://www.isdscotland.org)). Other occupiers close by include Martin McColl and a range of local traders in a mixed retail and residential location.

### Description

The property is arranged on ground floor only to provide a shop trading as a pharmacy. The property forms part of a larger building, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	9.84 m	(32' 3")
Net Frontage	5.47 m	(17' 11")
Shop Depth	9.88 m	(32' 5")
Built Depth	14.78 m	(48' 6")
Ground Floor	101.70 sq m	(1,095 sq ft)

### Tenancy

The entire property is at present let to LLOYDS PHARMACY LIMITED for a term of 20 years from 28th May 2014 at a current rent of £10,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants subject to a schedule of condition.

(1) There are tenant break options in the fifth and tenth years. The 2019 break was NOT exercised by the tenant.

### Tenant Information

No. of Branches: c.1,500.

Website Address: [www.lloydspharmacy.com](http://www.lloydspharmacy.com)

For the year ended 31st March 2017, Lloyds Pharmacy Limited reported a turnover of £2.152bn, a pre-tax loss of £148.824m, shareholders' funds of £101.831m and a net worth of £17.3m. (Source: Experian 07.01.2019.)

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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