

Gwaun Cae Gurwen

Lloyds Pharmacy

Graig Road

Rhydaman

Dyfed

SA18 1EG

- **Freehold Pharmacy Investment**
- Let to Lloyds Pharmacy Limited
- Lease expiry 2023
- Adjacent to Doctors' Surgery
- RPI Linked Rent Review 2018
- Current Rent Reserved

£9,214.02 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Gwaun Cae Gurwen is located 5 miles east of Ammanford, 5 miles north of Pontardawe and 12 miles north of Swansea. The town is situated on the A474, providing access to the A4067 and Junction 45 of the M4 Motorway.
The property is on the north side of Graig Road (A474), adjacent to Amman Valley Medical Practice with a number of local traders nearby including Nisa Extra and Premier (Convenience Store).

Description
The property is arranged on ground floor only to provide a shop with ancillary accommodation.
The property provides the following accommodation and dimensions:

Gross Frontage	10.1 m	(33' 2")
Net Frontage	4.65 m	(15' 3")
Shop & Built Depth	7.85 m	(25' 9")

Tenancy
The entire property is at present let to LLOYDS PHARMACY LIMITED for a term of 15 years from 18th June 2008 at a current rent of £9,214.02 per annum. The lease provides for rent reviews every fifth year of the term linked to RPI and contains full repairing and insuring covenants (to be tenant insuring as long as Lloyds Pharmacy Limited remain tenants).

Tenant Information
No of Branches: 1,650 plus.
Website Address: www.lloydspharmacy.com
For the year end 31st December 2011, Lloyds Pharmacy Limited reported a turnover of £1.76bn, a pre-tax profit of £57.18m, shareholders' funds of £221.95m and a net worth of £58.50m. (Source: Riskdisk 09.09.2013.)

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate
EPC Rating 85 Band D (Copy available on website).

