

# Allerton Bywater

## Lloyds Pharmacy

### Leeds Road

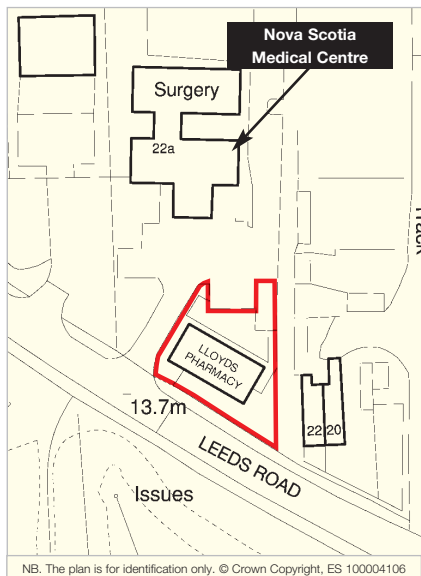
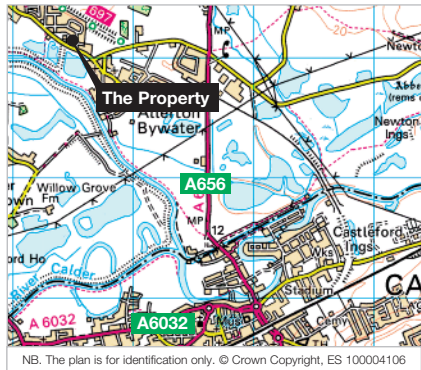
### Nova Scotia

### West Yorkshire

### WF10 2DP

- Freehold Pharmacy Investment
  - Entirely let to Lloyds Pharmacy Ltd
  - Lease expires 2023 (no breaks)
  - Adjoins Nova Scotia Medical Centre
  - RPI Linked Rent Review 2018
  - No VAT applicable
  - Current Rent Reserved
- £16,402.28 pa**

**16TH DECEMBER COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**

Allerton Bywater is a residential suburb of Castleford located some 2 miles north-west of the town centre and 8 miles south-east of Leeds. It is conveniently accessed via the A656 and Junction 32 of the M62 Motorway is 4 miles south and Junction 46 of the M61 Motorway is some 2 miles to the west.

The property is located in a prominent corner position on the east side of Leeds Road adjoining Nova Scotia Medical Centre and Allerton Youth/Adult Centre.

**Description**

This prominent detached property is arranged on ground floor only to provide a shop with staff room, office, store rooms and WC to the rear.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	8.00 m	(26' 3")
<b>Net Frontage</b>	6.70 m	(21' 11")
<b>Return Net Frontage</b>	2.65 m	(8' 8")
<b>Shop Depth</b>	11.75 m	(38' 6")
<b>Built Depth</b>	16.35 m	(53' 8")

**Tenancy**

The entire property is at present let to LLOYDS PHARMACY LTD for a term of 15 years from 1st February 2008 at a current rent of £16,402.28 per annum. The lease provides for RPI linked rent reviews every 5th year of the term and contains effectively full repairing and insuring covenants.

**Tenant Information**

For the year ended 31st March 2015, Lloyds Pharmacy Ltd reported a turnover of £2.332bn, a pre-tax profit of £29.8m, shareholders' funds of £223m and a net worth of £107.6m. (Source: Experian 09.09.2016.)

**VAT**

VAT is not applicable to this lot.

**Documents**

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

**Seller's Solicitor** Vijay Parikh, Harold Benjamin Solicitors. Tel: 0208 422 5678 e-mail: [vijay.parikh@haroldbenjamin.com](mailto:vijay.parikh@haroldbenjamin.com)