



Pharmacy Investment, Melbourne Avenue, Winshill, Burton Upon Trent, Staffordshire DE15 0EP

PHARMACY INVESTMENT

- ▶ **424 sq ft (39.38 sq m)**
- ▶ **Located immediately adjacent Winshill Medical Centre**
- ▶ **Rental income £13,200 per annum - Excellent tenant covenant**
- ▶ **Long leasehold for sale subject to existing tenancy**

For enquiries and viewings please contact:



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Location

The property is situated immediately adjacent the Winshill Medical Centre on Melbourne Avenue in a residential neighbourhood in the district of Winshill, a short distance from the A511 (Ashby Road), providing access to Burton town Centre (2 miles) and Ashby de la Zouch (7 miles). Winshill also benefits from close proximity to the A444.

Description

Purpose built pharmacy premises fitted to a high standard and occupied by PCT Healthcare Ltd, trading as Peak Pharmacy.

The single storey self-contained property benefiting from UPVC windows and full height powder coated aluminium retail frontage and comprises a waiting area/reception, sales counter, pharmacy with ancillary storage, small kitchen area, separate partitioned consultation room and accessible w.c. The premises benefit from air conditioning, category 2 light fittings, a mix of laminate and specialist vinyl flooring, concertina security grills to the windows and a roller shutter over the glazed frontage.

(Internal photographs taken prior to tenant occupation although layout is the same).

Accommodation

	Sq M	Sq Ft
Pharmacy	39.4	424
Total	39.4	424

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

The planning has consent for a pharmacy falling under Class E (Business, Commerce and Services) of the Use Classes Order 1987 (as amended).

Tenure

The premises are held on a long lease for a term expiring 31st March 2083 at a ground rent of £460 per annum with review on 1st April 2020 and every subsequent 7 years.

The premises are underlet to PCT Healthcare Ltd t/a Peak Pharmacy from the 31st July 2013 for a period of 15 years. There is a tenant break only actionable upon the closing of the adjacent medical centre. The current passing rental is £13,200 per annum. There next rent review is 31/7/2027.

PCT Healthcare had a reported turnover of £130.86m for year ending 2021 (source Companies House) with 140 units trading as Peak Pharmacy.

The long leasehold subject to the existing tenancy is available for sale.

Full tenancy/lease details are available on request.

Price

The long leasehold is available at a guide of £200,000

VAT

We understand that VAT is not applicable on the rental.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

An EPC has been commissioned

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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