



Tenure

Freehold.

Location

Barmston is a densely populated village located to the north of Washington, some 5 miles west of Sunderland and 7 miles south of Newcastle. The village is conveniently accessed via the A1231, which connects Sunderland city centre with the A1(M) and the A194(M) some 3 miles to the west.

The property is situated on the west side of Westerhope Road at its junction with Burnhope Road. The property forms part of a purpose built development and adjoins the Barmston Medical Centre, and the Washington Grange Care Home is also nearby.

Other occupiers close by include Nisa Local with Post Office and Barmston Primary School.

Description

The property is arranged on ground floor only to provide a pharmacy.

The property provides the following accommodation and dimensions:

Gross Frontage	10.1 m	(33' 2")
Net Frontage	6.4 m	(21' 0")
Shop and Built Depth	10.5 m	(34' 5")

Tenancy

The entire property is at present let to LLOYDS PHARMACY LIMITED for a term of 15 years from 1st February 2008 at a current rent of £18,745.48 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 Limited 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

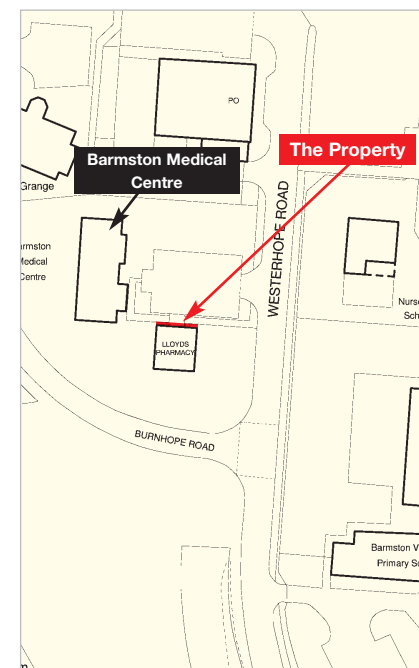
Energy Performance Certificate

For EPC Rating please see website.

Barmston
Lloyds Pharmacy
Westerhope Road
Tyne & Wear
NE38 8JF

- **Freehold Pharmacy Investment**
- Entirely let to Lloyds Pharmacy Ltd
- Lease expiring 2023 (no breaks)
- Adjoins Barmston Medical Centre
- RPI Linked Rent Review 2018
- No VAT applicable
- Current Rent Reserved
- £18,745.48 pa**

16TH DECEMBER 2016
COMPLETION AVAILABLE



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