



SITUATION

Located near the junction with Rock Street in this mixed commercial and residential area, being directly opposite the impressive **Mahdlo Oldham Charity** premises and diagonally opposite the **St Mary's Medical Centre**. In addition, the property is a short walk away from **Spindles Town Square Shopping Centre** which hosts a variety of multiple retailers including **Boots, Costa, EE, Holland & Barrett, Greggs** and **Lloyds Bank**.

Oldham is approx. 7 miles north-east of Manchester with good road links via the M60 motorway (Junction 22) and A62.

PROPERTY

Comprising a single storey detached **Ground Floor Shop** with a **Side Store** and **1 Parking Space**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	62'8"
Shop Width	44'5"
Shop & Built Depth	31'0"
Sales Area	Approx 1,130 sq ft
Side Store Area	Approx 290 sq ft
WC	

Total Area **Approx 1,420 sq ft**

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Bestway Panacea Healthcare Limited** trading as **Well Pharmacy** (see [Tenant Profile](#)) for a term of 5 years from 14th March 2014 ([renewal of a previous lease](#)) at a current rent of **£12,000 per annum** exclusive.

Note: The tenant did not operate their March 2017 Break Clause.

TENANT PROFILE

In 2014 the Co-operative Pharmacy was acquired by Bestway and in 2015 all 794 Co-operative pharmacies relaunched as 'Well'. Bestway also owns the chain of Best-one convenience stores.

'Well' are now the country's largest independent pharmacy chain, serving 1.3 million customers every week and dispensing 74 million prescriptions each year and the third largest pharmacy chain overall across the UK (source: www.well.co.uk).



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£12,000 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

KHH Law LLP

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For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page