

### **SITUATION**

**Lot 11** 

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**

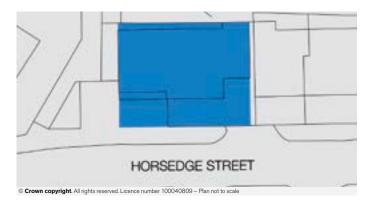
The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Bestway Panacea Healthcare Limited trading as Well Pharmacy (see Tenant Profile)** for a term of 5 years from 14th March 2014 (renewal of a previous lease) at a current rent of £12,000 per annum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



## Vendor's Solicitors

KHH Law LLP

Tel: 020 8800 8866 Ref: Nigel Hanan Email: nigelhanan@khhlaw.co.uk

£12,000 per annum