



4 Albert Street, Bottesford, NG13 8AJ

FOR SALE £175,000 INVESTMENT PROPERTY

APPROX. 684 Sq. Ft

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

4 Albert Street Bottesford NG13 8AJ

Established Pharmacy Investment - Long Lease -
Fully Let - Immediate Income Producing Asset

An excellent opportunity to acquire a well-presented freehold commercial investment situated in the heart of the highly desirable village of Bottesford, Nottinghamshire. The property is fully occupied by Wells Pharmacy, a long-established community pharmacy that has traded successfully from the premises for many years under a long-term lease.





The property is being offered as a freehold investment with the benefit of an existing tenant, providing purchasers with an immediate income-producing asset from completion.

The lease is held on a Full Repairing and Insuring (FRI) basis, meaning the tenant is responsible for the repair and maintenance of the building together with the insurance obligations, making this an attractive low-management investment.

Rental income, lease term and further tenancy information are available upon application.

The property comprises a detached single-storey commercial premises currently operating as a modern community pharmacy. The building presents exceptionally well externally with attractive brick elevations beneath a pitched tiled roof, benefiting from prominent signage, customer entrance and forecourt, and customer parking.

Internally the accommodation has been configured specifically for pharmacy and dispensary use, incorporating customer service areas together with professional dispensing facilities and ancillary accommodation suitable for continued healthcare provision, consisting of :

Main Dispensary, Consulting room, break-out room and ample storage.

The property occupies a highly accessible position with convenient pedestrian access and benefits from surrounding residential development, ensuring a consistent local customer base.

Investment Opportunity

This represents an excellent opportunity for private investors, pension funds and commercial property buyers seeking a secure income-producing asset within a well-established village location.

The combination of:

- an established healthcare operator,
 - long-standing occupation,
 - FRI lease structure,
 - immediate rental income, and
 - freehold ownership
- provides an attractive investment with minimal day-to-day landlord responsibilities.

The property offers investors the opportunity to acquire a quality commercial asset benefiting from a dependable tenant operating an essential community service.

Demand for Pharmacy & Dispensary Services

Community pharmacies continue to play an increasingly important role within primary healthcare, particularly in established rural communities where access to local medical services is essential.

Bottesford and the surrounding villages have a significant resident population, including many families and older residents who rely upon convenient access to:

- NHS prescription dispensing
- Repeat prescription collection
- Pharmacy First consultations
- Vaccination services
- Minor illness advice
- Over-the-counter medicines
- Health screening and wellbeing services

The village's growing residential population, together with neighbouring rural communities, creates sustained demand for a professionally operated pharmacy and dispensary service, underpinning the long-term importance of the occupier's business within the local community.



Investment Highlights

- **Freehold Commercial Investment**
- **Guide Price: £175,000**
- Established tenant – **Wells Pharmacy**
- Long-standing occupation
- Long lease in place
- Full Repairing & Insuring (FRI) Lease
- Immediate rental income from completion
- Attractive village centre location
- Excellent long-term investment opportunity
- Rental details available upon request

Important Notice

These particulars are intended only as a guide and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition, tenure or other details are given in good faith but without responsibility and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each item before entering into any contractual commitment.

GENERAL INFORMATION

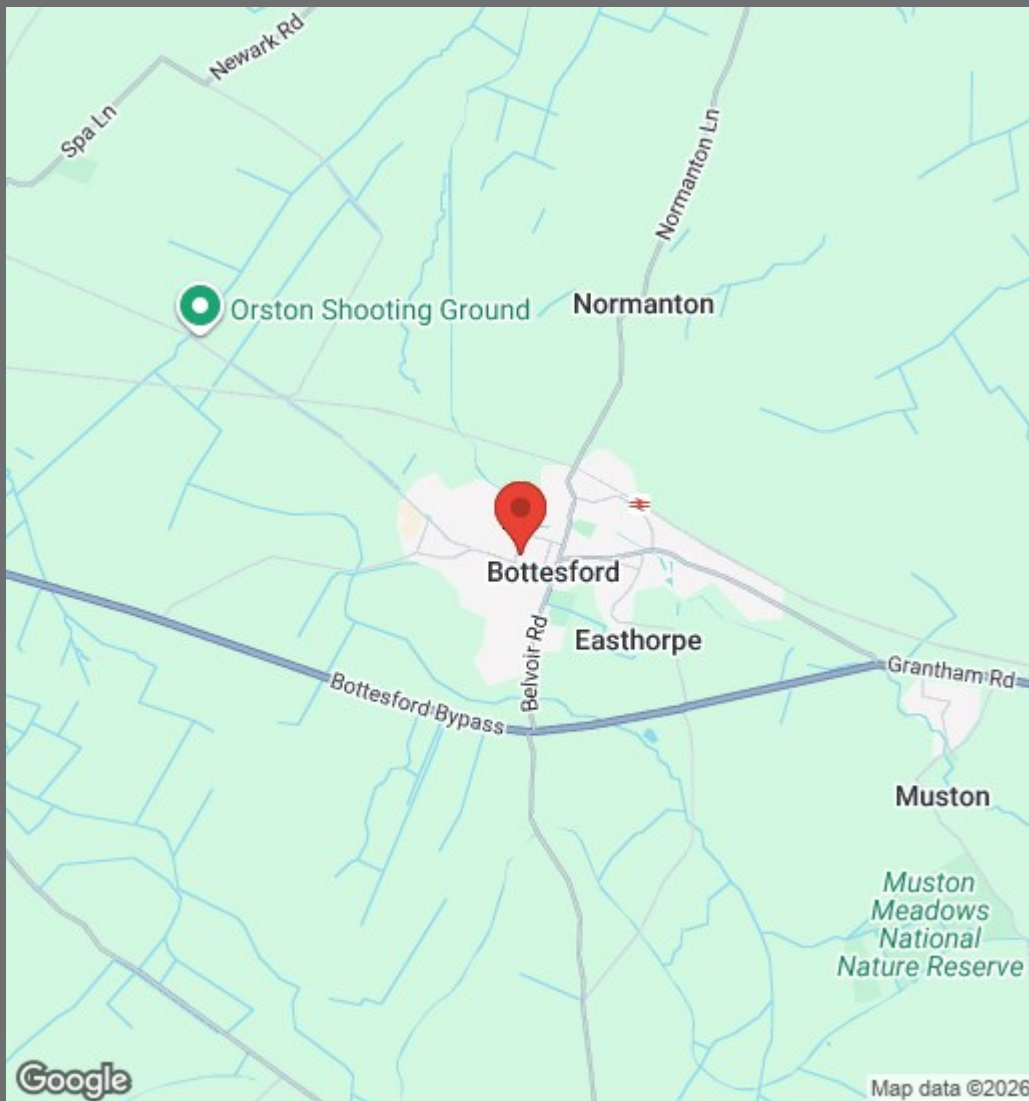
VIEWING: Strictly by prior appointment with Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF
Tel (01664) 560181

TENURE FREEHOLD: Sold subject to the existing occupational lease

TENANCY: Currently let to Wells Pharmacy under a Full Repairing & Insuring (FRI) Lease
Lease term, passing rent and tenancy documentation are available upon application.

VAT: VAT is not payable on the purchase price

- **Guide Price: £175,000 Freehold**
- **FOR SALE – INVESTMENT PROPERTY**
- **Established tenant – Wells Pharmacy**
- **Attractive village centre location**
- **Rental details available upon request**
- **GIA - 684 sq. ft (63.5m2)**



LOCATION

Bottesford is one of the Vale of Belvoir's most sought-after and affluent villages, positioned approximately 20 miles east of Nottingham and 16 miles west of Grantham, with excellent road links via the A52 and A1 together with direct rail connections to Nottingham, Grantham and beyond.

The village enjoys a thriving local community supported by a wide range of independent retailers, cafés, public houses, schools, healthcare providers and everyday amenities. The area serves not only Bottesford itself but also numerous surrounding villages, making it an important local service centre.

The property is conveniently positioned within the established Walford Close/Albert Street area, surrounded by residential housing and close to other community facilities, ensuring regular pedestrian activity and excellent accessibility for local residents.

County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

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