

4 Albert Street, Bottesford, NG13 8AJ

FOR SALE £175,000 INVESTMENT PROPERTY

EST. 1846
SHOULERS
RESIDENTIAL | RURAL | COMMERCIAL

4 Albert Street
Bottesford
NG13 8AJ

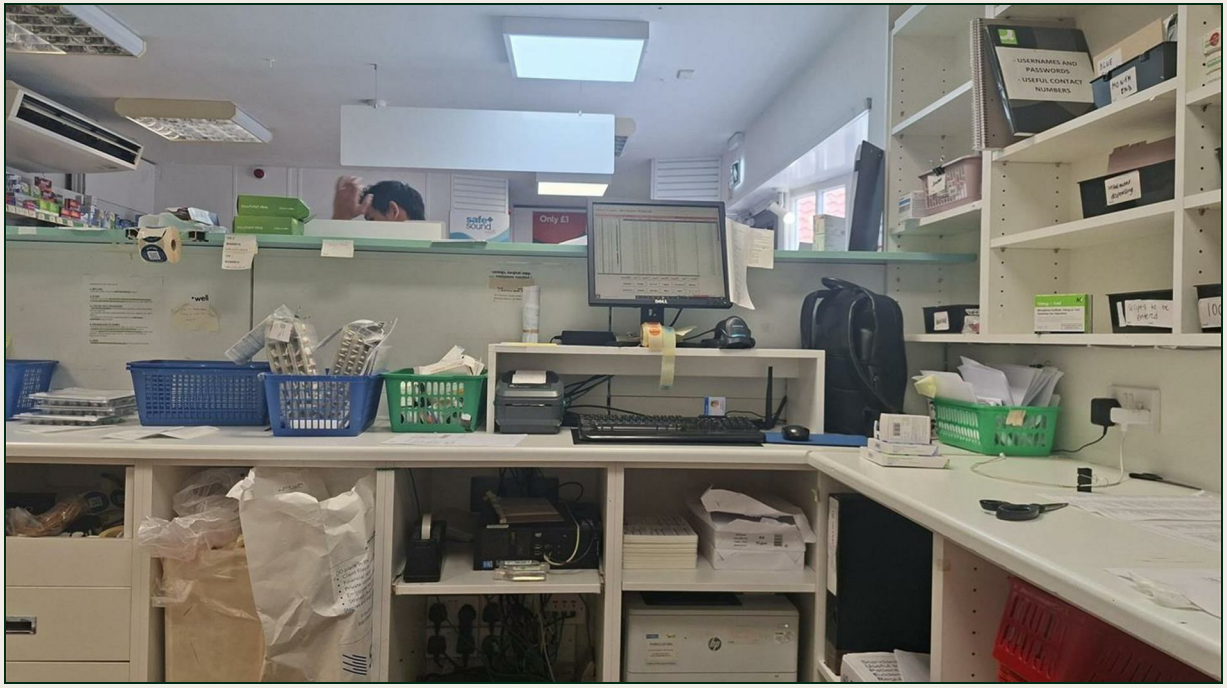




Established Pharmacy Investment - Fully Let - Immediate Income Producing Asset

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.

SHOULERS
EST. 1846
RESIDENTIAL | RURAL | COMMERCIAL





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



Investment Highlights

- Freehold Commercial Investment

- Guide Price: £175,000

- Established tenant – Wells Pharmacy

- Long-standing occupation Full Repairing & Insuring (FRI) Lease

- Immediate rental income from completion

- Attractive village centre location

- Excellent long-term investment opportunity

- Rental details available upon request



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.

GENERAL INFORMATION

Guide Price: £175,000

VIEWING: Strictly by appointment with Shoulers LLP, Tel:- 01664 560181 Option 5 Commercial

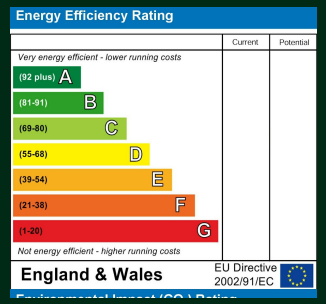
TENURE FREEHOLD: Sold subject to the existing occupational lease

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

EPC: This property has an Energy Performance Efficiency Rating Band . Ref

VAT: VAT is not payable on the property.

RATEABLE VALUE:



EPC: A full copy of the EPC is available upon request or can be downloaded from:

https://www.gov.uk/find-energy-certificate

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.

- **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)**
- **Current quoted rent of £9,000 per annum**
- **10 year FRI Lease from May 2015 . Currently holding over .**

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

www.shoulers.co.uk
e.danby@shoulers.co.uk

Tel: 01664 560181 Option 5 Commercial

SHOULERS EST. 1846
RESIDENTIAL | RURAL | COMMERCIAL

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shoulers nor their clients guarantee the accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shoulers has authority to give any representation or warranty in respect of this property.