

Sainsbury's, Ashford

Simone Weil Ave, Ashford TN24 8YN

PURCHASE PRICE:	PASSING NOTIONAL RENT:	RENT REVIEW BASIS:	NEXT RENT REVIEW:	RENT REVIEW COLLAR:	LEASE EXPIRY:
£79.8m	£3.93m	Annual RPI uplift	Sept 19	3% cap 1% floor	Sept 38

A modern Sainsbury's store comprising 125,000 sq ft situated on 17 acres in Ashford, Kent. The site has more than 700 parking spaces and a petrol filling forecourt. The property is leased to Sainsbury's under annual, upward-only, RPI-linked (capped and floored) rent reviews on full repairing and insuring terms with the first break expiring in Dec 2038.

Sainsbury's first developed this site in the early 1990's and the store has since benefited from significant capital investment from the tenant. Sainsbury's undertook a major extension and refurbishment of the entire site in 2011. This sizable 17 acre site is ideally located to serve the ever growing Ashford population, located in close proximity to the town centre and directly adjacent to the M20 and a major leisure park.

Supermarket Income REIT acquired the property in August 2017 for £79.8 million, reflecting a net initial yield of 4.5%.

