

Morrisons, Sheffield

699 Penistone Road, Sheffield, S6 2GY

PURCHASE PRICE:	PASSING NOTIONAL RENT:	RENT REVIEW BASIS:	NEXT RENT REVIEW	RENT REVIEW COLLAR:	LEASE EXPIRY:
£51.7m	£2.7m	5 yearly RPI uplift	Oct 19	4% cap 0% floor	Oct 39

A 113,000 sq ft Morrisons supermarket located on an 8.4 acre town centre site within the historic Hillsborough Barracks. The site includes 860 parking spaces and a 12 pump filling station.

It was acquired with an unexpired lease term of 21 years, with 5 yearly upward only, RPI linked rent reviews, compounding annually.

The store has a history of strong trading and is prominently placed to serve the Hillsborough area.

Supermarket Income REIT acquired the store for £51.7m reflecting a net initial yield of 4.9% based on notional passing rent.

