

Tesco, Mansfield

Chesterfield Road South, Mansfield, NG19 7TS

PURCHASE PRICE:	PASSING NOTIONAL RENT:	RENT REVIEW BASIS:	NEXT RENT REVIEW:	RENT REVIEW COLLAR:	LEASE EXPIRY:
£45.0m	£2.51m	Annual RPI uplift	Mar 20	4% cap 0% floor	Mar 39

A Tesco Extra constructed in 2007, comprising 90,000 sq ft on an 8.6 acre site with more than 500 parking spaces and a 12 pump petrol filling station.

The property is leased to Tesco under annual, upward-only, RPI-linked (capped and floored) rent reviews on full repairing and insuring terms with the first break expiring in Mar 2039.

The property occupies a prominent site on the junction of the inner ring road and is the town centre's dominant food store. The store has a long history of strong trading and is set to benefit from the significant number of nearby residential development schemes in the medium term.

Supermarket Income REIT acquired the property in April 2019 for £45.0 million, part funded by the issue of New Ordinary Shares and consequently reflecting a net initial yield of 5.3%.

