

Tesco, Bristol

Lime Trees Rd, Bristol BS6 7XW

PURCHASE PRICE:	PASSING NOTIONAL RENT:	RENT REVIEW BASIS:	NEXT RENT REVIEW:	RENT REVIEW COLLAR:	LEASE EXPIRY:
£28.5m	£1.58m	Annual RPI uplift	Mar 20	4% cap 0% floor	Mar 31

A Tesco Superstore comprising 55,000 sq ft on a 5.7 acre site with more than 450 parking spaces. 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 in 2031.

The property is situated within the Henleaze suburb of Bristol and has a long history of strong trading performance.

Supermarket Income REIT acquired the property in August 2017 for £28.5 million, reflecting a net initial yield of 4.9%.

