

SAINSBURY'S, SIMONE WEIL AVENUE, ASHFORD TN24 8YN



DESCRIPTION

The property is located just off J9 of the M20 Motorway and comprises a recently refurbished and extended supermarket arranged over ground and mezzanine floors totalling approximately 150,000 sq ft, together with a 702 space surface car park.

TENANCY

The property is let to Sainsbury's Supermarkets Limited for a further 21 years without break on FRI terms at a passing rent of £3,708,827.28 and subject to annual RPI rent reviews with a collar and cap of 1.0% and 3.0%.

TENURE

Freehold.

PRICE AND YIELD

Headline sale figure of £80,000,000 – equating to a NIY of just under 4.5%.

TRANSACTION

HSM acted on behalf of NFU Mutual Insurance Society Limited in the sale to Supermarket Income REIT (advised by Morgan Williams). The sale simultaneously exchanged and completed in August 2017.