SUPR
SUPERMARKET INCOME REIT

Sainsbury's, Preston

Flintoff Way, Preston, PR1 6PJ

PURCHASE PRICE:	LEASE TYPE:	RENT REVIEW BASIS:	NEXT RENT REVIEW:	RENT REVIEW COLLAR:	LEASE EXPIRY:
£54.4m	FRI	Annual RPI uplift	Feb 20	4% cap 1% floor	Feb 42

A Sainsbury's superstore originally developed in 1992, and extensively refurbished in 2010. Sainsbury's has a long history of trading from this prominent 10 acre site adjacent to Preston town centre.

The supermarket comprises 78,000 sq ft net sales area with a 12-pump petrol filling station, 520 parking spaces and purpose built online fulfilment distribution docks supporting Sainsbury's online grocery business across the region.

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 in Feb 2042.

Supermarket Income REIT acquired the property in August 2019 for £54.4 million, reflecting a net initial yield of 5.1%.