SUPR
SUPERMARKET INCOME REIT

Tesco, Cumbernauld

Tryst Rd, Cumbernauld, North Lanarkshire, G67 1JW

PURCHASE PRICE:	LEASE TYPE:	RENT REVIEW BASIS:	NEXT RENT REVIEW:	RENT REVIEW COLLAR:	LEASE EXPIRY:
£50.0m	FRI	Annual RPI uplift	Mar 20	5% cap 0% floor	Aug 40

A modern Tesco Extra supermarket comprising 117,000 sq ft on a 9.5 acre site with 570 parking spaces and a petrol filling forecourt. 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 August 2040.

The site occupies a town centre location equidistant from Glasgow and Sterling. The store has an impressive trading record on site and plays an important role in Tesco's Scottish online fulfilment network.

Supermarket Income REIT acquired the property in December 2017 for £50.0 million, reflecting a net initial yield of 5.3% or 5.5% after the agreed RPI-linked rent review in March 2018.