



# Sainsbury's Local

**PRIME WEST MIDLANDS  
PETROL FILLING STATION  
AND CONVENIENCE STORE  
INVESTMENT**

Kenilworth Road,  
Balsall Common,  
West Midlands CV7 7EU



## INVESTMENT SUMMARY

- Highly prominent and strong trading petrol filling station and convenience store
- Major arterial route
- Let to Sainsbury's Supermarkets Limited until 18th November 2033 (break 18th November 2028)
- Rent £231,770 per annum (topped up to November 2023 rent review)
- 5 yearly rent reviews to compounded RPI (collar of 2% and cap of 4%)
- Offers sought in excess of **£3,350,000** which reflects a net initial yield of **6.50%**



## LOCATION

Balsall Common is an affluent town located 5 miles north west of Kenilworth, 8 miles west of Coventry and 8 miles to the east of Solihull. The town sits within Solihull Borough within the West Midlands unitary authority.

The town benefits from excellent transport links with the A452 linking the M6 and M42 to the north with the M40 to the south at Warwick. The town lies 6 miles to the south east of Birmingham Airport and Birmingham International railway station.

## SITUATION

The property sits in an extremely prominent position directly on the A452 Kenilworth Road on the northern edge of the town.

## DESCRIPTION

The property was developed in 2013 and provides a substantial single storey convenience store and covered three dual pump petrol forecourt. There are 15 car parking spaces for customer use along with an allocated delivery bay for servicing of the store.





## SITE

The site area is 0.40 hectares (0.98 acres).

## ACCOMMODATION

The property has been measured in accordance with the RICS code of measuring practice 6th Edition and comprises the following gross internal floor area:

Floor	Use	Area sq.m	Area sq.ft
TOTAL	Convenience Store	387.87	4,175

## TENURE

The property is held freehold.

## TENANCY

The property is let to Sainsbury's Supermarkets Limited for a term of 20 years with effect from 18th November 2013 on a full repairing and insuring basis. There is a tenant only break option effective 18th November 2028.

The lease is subject to five yearly upward only rent reviews to RPI collared at 2% and capped at 4% per annum compounded.

The current rent is £197,560 per annum.

Assuming historic RPI data and current RPI forecasts, the rent at rent review in November 2023 will increase to £231,770 per annum and the vendor will top the rental up to this level from the date of completion of the transaction.

Taking into account current estimated trading information for the petrol filling station and convenience store, the property is highly reversionary and an open market rental significantly in excess of the topped up rental level is achievable.

## EPC

The property has an EPC rating of A23.

## COVENANT

# Sainsbury's

Sainsbury's Supermarkets Limited is the second largest chain of supermarkets in the United Kingdom with a 14.6% market share of UK supermarket sales. The company has over 600 supermarkets and 800 convenience stores.

The company has a Dun & Bradstreet rating of 5A1.

A summary of the company's last three years' accounts is set out below:

Sainsbury's Supermarkets Ltd Co No: 03261722	04/03/2023 £m	04/03/2022 £m	04/03/2021 £m
Turnover	26,693	25,238	23,823
Pre Tax Profit	137	244	(56)
Net Assets	4,684	5,418	4,287

## VAT

The property is elected for VAT and VAT will be chargeable on the purchase price. It is anticipated that the sale will be treated as a TOGC.

## PROPOSAL

We are instructed to seek offers in excess of **£3,350,000 (Three Million Three Hundred and Fifty Thousand Pounds)** which reflects a net initial yield of **6.50%**, after purchaser's costs of 6.50% and the topped up rent of £231,770 per annum.



## FURTHER INFORMATION

For further information or if you wish to arrange a viewing please do not hesitate to contact:

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