

CONVENIENCE STORE INVESTMENT FOR SALE

# SAINSBURY'S LOCAL

Watnall Road, Hucknall, Nottingham, NG15 6EY



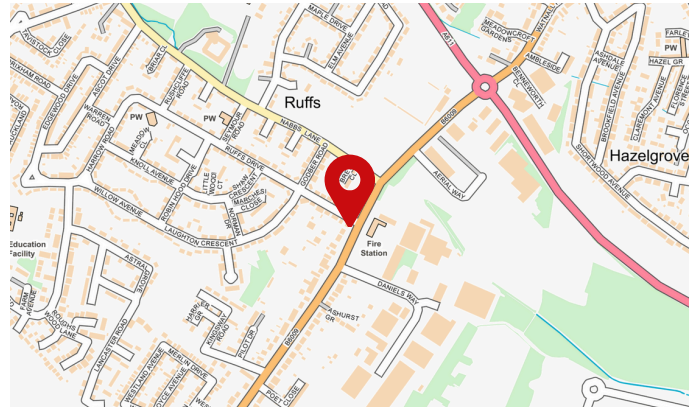
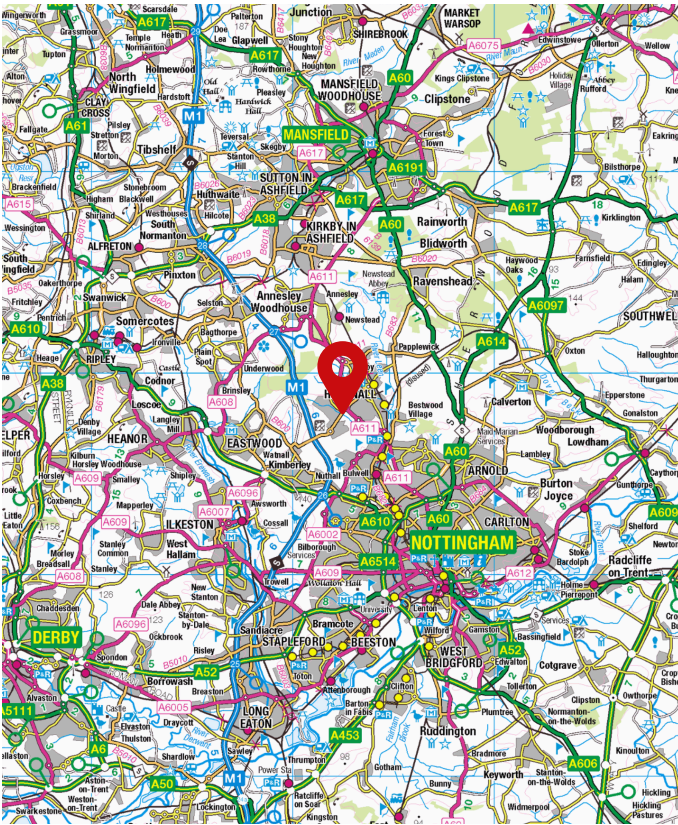
## Key Highlights

- Modern well configured convenience store occupying a prominent position in Hucknall, a popular suburb of Nottingham.
- Let to Sainsbury's Supermarkets Ltd, a 5A1 rated covenant.
- Freehold
- Just under 5 years unexpired term.
- Passing rent £71,306 per annum (£16.20 per sq ft).
- Total space of 4,401 sq ft with 14 parking spaces.
- Guide price £1,000,000 representing a 6.74% NIY

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## LOCATION

Nottingham is the principal city in the East Midlands and benefits from £11 billion economy. The city is located approximately 128 miles north of London, 45 miles north east of Birmingham, 15 miles east of Derby, and 21 miles north of Leicester.

Hucknall is a busy market town lying approximately 6 miles to the north of Nottingham with good commuter connections including a railway station and tram stop.

## SITUATION

The property is prominently situated on Watnall Road (B6009) at its junction with Ruffs Drive approximately 1 mile south west of Hucknall town centre. The property forms part of a local neighbourhood shopping area and lies adjacent to a Co-op food store, Betfred, and opposite a Halfords auto centre.

## DESCRIPTION

The property comprises a purpose built food store constructed in 2015 of two storey brick/concrete block construction beneath a pitched tile covered roof.

The accommodation comprises a large ground floor retail area with ancillary storage and staff accommodation to the first floor. Externally, there are 14 car parking spaces including 2 disabled spaces.

## ACCOMMODATION

FLOOR	USE	SQ FT	SQ M
Ground	Retail Sales	2,526	234.67
Ground	Plant Room	289	26.85
First	Stores/Staff Welfare	1,494	138.80
First	Office	92	8.55
<b>TOTAL GIA</b>		<b>4,401</b>	<b>408.86</b>

## EPC

TBC

## TENURE

The property is held Freehold under title number NT315040

## TENANCY

The property is let to Sainsburys Supermarkets Ltd on a full repairing and insuring lease on a term to expire 1 November 2030, without further tenant breaks. The lease provides for regular RPI linked rent reviews every 5 years and the rent has recently been increased to £71,306 per annum with effect from 2 November 2025.

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## COVENANT

Sainsbury's is the second largest food store operator in the UK, holding a market share of 15.2% (kantar). They reported annual sales of £28.54 billion in their most recent published accounts, which reflects an increase of £6.67 million on the year prior.

Dunn & Bradstreet have assigned Sainsbury's Supermarkets Ltd the highest 5A1 rating, which reflects minimum financial risk. The company has reported the following accounts for the last three financial years:

	MAR-25	MAR-24	MAR-23
Sales			
Turnover (£000's)	£28,544,000	£27,877,000	£26,693,000
Profit Before Taxation (£000's)	£313,000	£273,000	£137,000
Tangible Net Worth (£000's)	£3,854,000	£3,654,000	£4,312,000

## PROPOSAL

We are instructed to seek offers in the region of £1,000,000, subject to contract and exclusive of VAT, which reflects a Net Initial Yield of 6.74%, after allowing for purchaser's costs of 5.45%.

## CONTACTS

For further information please contact:

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## VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price. It is anticipated the sale will be dealt with as a TOGC.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, the preferred purchaser will be required to provide identification and proof of address, prior to exchange.

## FURTHER INFORMATION

For further information or viewings, please contact the Sole Agents, Savills.