

Sainsbury's Local

60-64 ST JOHNS ROAD, TUNBRIDGE WELLS, TN4 9PE

**CONVENIENCE STORE LET TO SAINSBURY'S SUPERMARKETS LTD
WITH SIGNIFICANT RE-GEAR POTENTIAL.**



“SITUATED ON ST JOHNS ROAD
IN AN ESTABLISHED RESIDENTIAL
CATCHMENT JUST 4 MINS DRIVE
NORTH OF THE TOWN CENTRE.”



INVESTMENT SUMMARY

- Located in the **affluent town of Royal Tunbridge Wells**.
- Situated on St Johns Road in an **established residential catchment just 4 mins drive north of the town centre**.
- 4,529 sq ft convenience store let to **Sainsbury's Supermarkets Ltd** until 15/11/2028 (approximately 3.75 years remaining).
- Current rent of **£119,278 per annum**.
- Sainsbury's have occupied the property since 2006.
- Rent is reviewed 5 yearly to **RPI with a minimum increase of 7.728% and a maximum increase of 18.769% (based on the RPI index figure the month before review)**. Next review taking place in May 2027.
- **Freehold**.
- **Strong potential for a 15-year lease regear with Sainsbury's**.
- Offers in excess of **£1,500,000 (ONE MILLION FIVE HUNDRED THOUSAND POUNDS)** subject to contract and exclusive of VAT.
- **Net initial yield of 7.5% and a minimum reversionary yield of 8% in May 2027.**

LOCATION

Royal Tunbridge Wells is an affluent market town located in the county of Kent with a strong reputation for retail, business and leisure.. The town is located approximately 40 miles (64 km) south of London, 18 miles (28km) southwest of Maidstone and 43 miles (69 km) west of Canterbury.

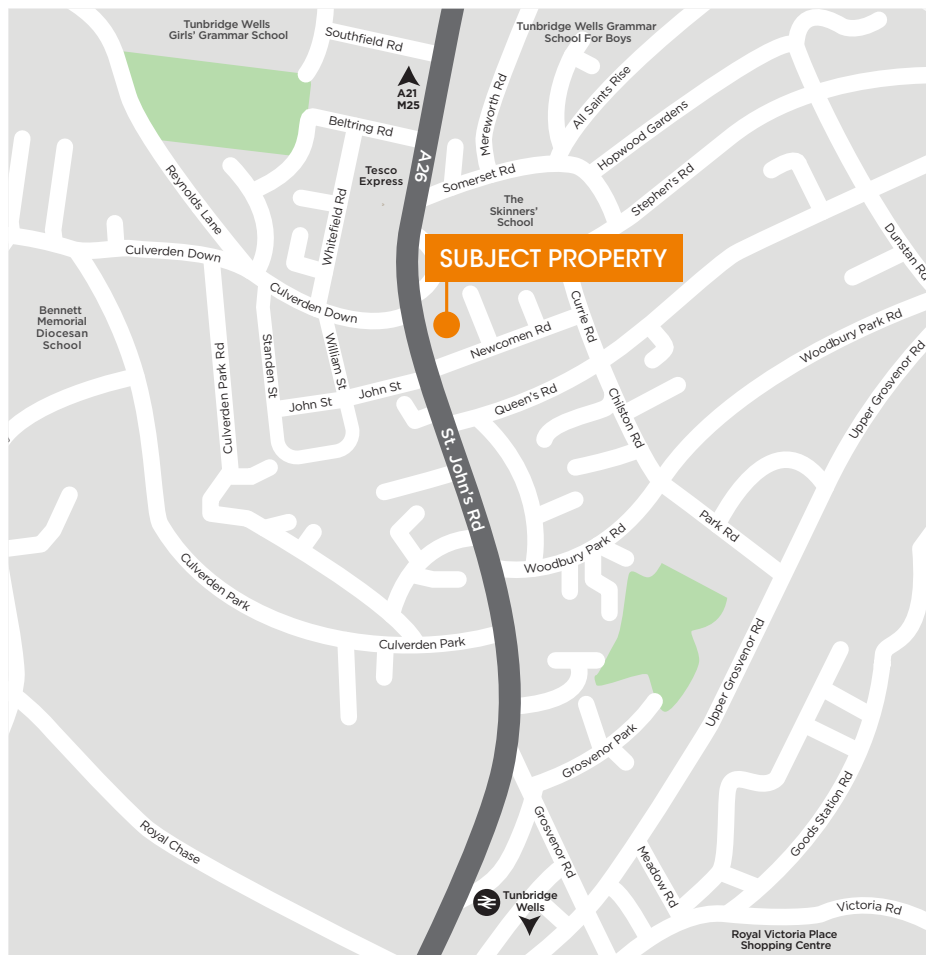
Road communications in Tunbridge Wells are strong with the A21 providing direct access to the M25 (junction 5) 20 minutes to the north, facilitating easy links to London and the rest of the UK.

Rail links are also strong with Tunbridge Wells Station providing regular direct services to London Charing Cross (42 mins), London Bridge (42 mins) and London Waterloo East 48 mins.



SITUATION

The subject property is situated on the eastern side of St Johns Road within an established residential catchment area of Tunbridge Wells approximately 4 minutes' drive north of the town centre.



DESCRIPTION

The subject property comprises a 4,529 sq ft self contained unit built up over ground and first floor accommodation.

The property is fitted out as a convenience store with principle access to the property provided by an access fronting onto St Johns Road. The property benefits from a car park providing 6 spaces and a small loading area.



TENURE

The property is held Freehold (title number: K704114)

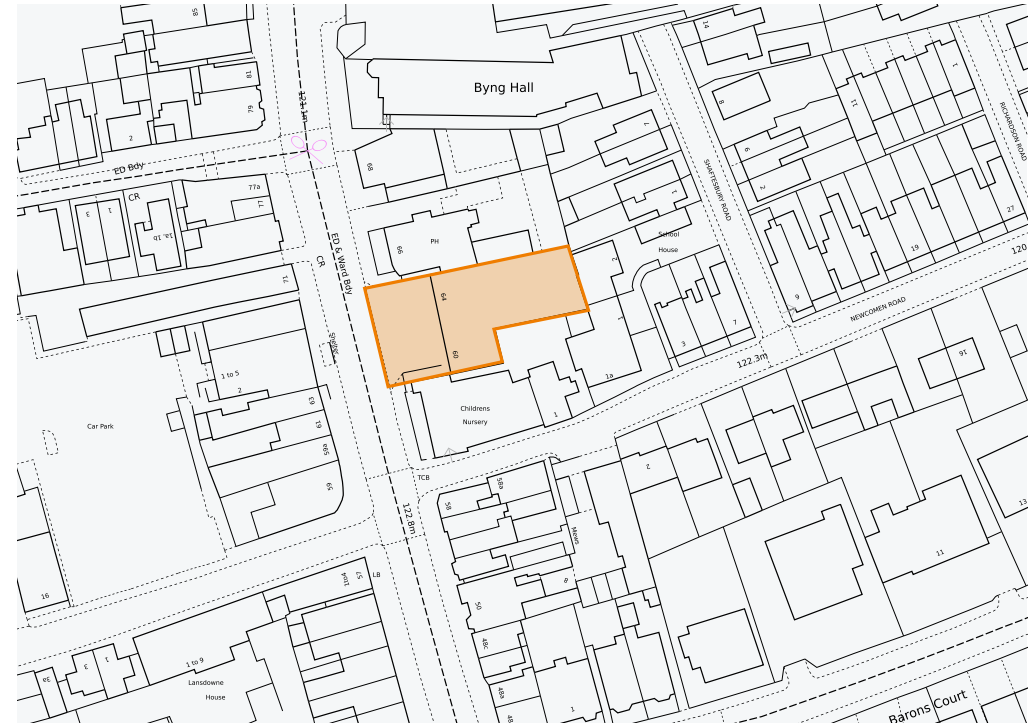
TENANCY AND ACCOMMODATION

The property is let to Sainsbury's Supermarkets Ltd from 16/05/2012 expiring 15/11/2028 (approximately 3.75 years remaining) at a current rent of £119,278 per annum. The rent is reviewed 5 yearly to RPI with a minimum increase of 7.728% and a maximum increase of 18.769%. (based on the RPI index figure the month before review). Next review taking place in May 2027

The tenant has an option to renew the lease for a further 15 years at expiry upon the same terms as those prevailing, save for the amount of rent. If the option is exercised there will be an upwards and downwards open market review at the commencement of the new term. Further information is available on request.

See tenancy and accommodation table below:

Tenant	Area (Sq m)	Area (Sq ft)	Passing Rent (pa)	Lease Start	Lease Expiry	Comments
Sainsbury's Supermarkets Ltd	420	4,529	£119,278	16/05/2012	15/11/2028	Rent is reviewed 5 yearly to RPI with a minimum increase of 7.728% and a maximum increase of 18.769%. (based on the RPI index figure the month before review). Next review taking place in May 2027.
Total	420	4,529	£119,278			



REGEAR POTENTIAL

The vendor has had initial conversations with Sainsbury's over a potential regear. A purchaser will have an opportunity to continue these conversations. Sainsbury's have indicated interest at agreeing a 15-year lease (break in year 10) at a rent of £97,500 pa. Rent to be reviewed to CPI cap and collar of 1.5% and 3% compounded 5 yearly, subject to further negotiation.

**“ STRONG POTENTIAL FOR LEASE
REGEAR FOR A TERM OF 15 YEARS
WITH SAINSBURY'S.”**

COVENANT

Sainsburys

Sainsbury's (company number:03261722) is one of the UK's leading supermarket chains with a brand that is one of the most recognisable and established in the UK. The company operates out of over 1,400 stores including convenience stores and supermarkets, serving over 16 million customers per week.

Sainsbury's is listed on the London Stock Exchange and is a constituent of the FTSE 100.

Year End March	Turnover	Pre-Tax Profits	Shareholders' Funds
2024	£27,877,000,000	£273,000,000	£4,059,000,000
2023	£26,693,000,000	£137,000,000	£4,684,000,000
2022	£25,238,000,000	£244,000,000	£5,418,000,000



VALUE ADDED TAX

Value added tax will be applicable to the sale of this property and it is anticipated that the transaction will be treated as a TOGC.

EPC

The property has an EPC rating of B.



PROPOSAL

Offers in excess of **£1,500,000 (ONE MILLION FIVE HUNDRED THOUSAND POUNDS)**
subject to contract and exclusive of VAT.

A purchase at this level reflects a **net initial yield of 7.5%**
and a minimum **reversionary yield of 8% in May 2027** after
allowance for standard purchasers costs of 6.08%.

FURTHER INFORMATION

For further information contact sale agents:

Joseph Rantor

JosephRantor@lewisandpartners.com
M. 07976 599 374

Matthew Clarke

matthewclarke@lewisandpartners.com
M. 07785 236 211

LP LEWIS & PARTNERS

Lewis & Partners

One Chapel Place, London, W1G 0BG

Tel: 020 7580 4333

SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT

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12. These details were prepared as of **May 2025**