

green
& partners

Sainsbury's Local

LONG LET INDEX LINKED,
ROADSIDE SAINSBURY'S
CONVENIENCE STORE
INVESTMENT FOR SALE

SOUTHAMPTON

360 HILL LANE SO15 7PH

Investment summary

- Located in an affluent northern suburb of Southampton;
- Within 2 miles of the M27/M3 intersection and 2.5 miles of Southampton City Centre;
- Highly visible and accessible site for both residents and commuters;
- Prominent roadside Sainsbury's convenience store;
- Benefits from 14 designated customer parking spaces;
- Freehold;
- 100% of income secured against undoubted Sainsbury's Supermarkets Limited covenant;
- Five yearly upward only rent review in Jun-28 to RPI compounded annually (collared and capped at 2%-4%);
- 8.35 years to lease expiry, tenant removed Jun-23 break option;
- Well configured 4,025 sq ft (374 sq m) store arranged over ground floor;
- The site extends to 0.27 acres (0.11 hectares);
- Passing rent of £148,156 per annum.

We are instructed to seek offers in excess of

£2,500,000

(Two Million Five Hundred Thousand Pounds), exclusive of VAT and subject to contract.

Net Initial Yield 5.57%

Assuming graduated purchaser's costs of 6.38%.

Running Yield 2028 6.78%

Assuming 4% pa RPI.





Location

Southampton, a prominent retail, leisure, and business hub on the Hampshire coast, is strategically positioned approximately 76 miles south of London, 30 miles east of Bournemouth, and 20 miles west of Portsmouth.

The subject property provides strong transport links and is a 2.5 miles from Southampton City Centre, easily accessed via car or bus in 15 minutes.

The city benefits from excellent road connectivity, with the M27 motorway running east to west just north of the city, linking directly to the M3 motorway, offering quick access to the M25 and London.

Southampton Airport is located just 4 miles from the city centre, serves as a gateway for both domestic and European travel, handling approximately 8 million passengers in 2023.



Journey Times from Southampton Central

London	80 mins
Portsmouth	30 mins
Bournemouth	35 mins
Birmingham	120 mins

Situation

The property occupies a highly visible and strategic location on the Hollybrook Roundabout at the junction with the Winchester Road (A35), which extends from Southampton to the residential neighbourhood of Lords Hill. Positioned within a predominantly residential area, the site benefits from high traffic flow, enhancing its prominence and accessibility.



play
video

Description

The property comprises a 4,025 sq ft (374 sq m) convenience store with 14 customer parking spaces, including 1 reserved bay for disabled users.

The site extends to 0.27 acres (0.11 hectares).



WINCHESTER ROAD A35

HILL LANE

BURGESS ROAD A35

Tenancy & Accommodation

The property is let to **Sainsbury's Supermarkets Limited**, for a term of 20 years from 7th June 2013 expiring 6th June 2033. The lease is subject to five yearly index linked uplifts geared to RPI, collared

at 2% and capped at 4%. The current passing rent is £148,156 per annum. Sainsbury's recently agreed to remove the June 2023 break option, highlighting their commitment to the location.



£148,156

CURRENT RENT
PER ANNUM

4,025 sq ft

CONVENIENCE
STORE

14

PARKING
SPACES

Tenure

The property is held Freehold under title number HP744534.

Planning

The property is not listed and does not sit within a conservation area.

Covenant

Sainsbury's Supermarkets Limited (Company Number 03261722) is the second largest supermarket chain. The company occupies 1,428 stores across the UK (820 convenience stores and 608 supermarkets).

Sainsbury's

We set out the last three years' accounts for Sainsbury's Supermarket Limited as follows:

Financial Year Ending	Turnover £'000s	Profit (Loss) Before Tax £'000s	Total Assets £'000s
02 March 2024	£27,877,000	£273,000	£18,376,000
04 March 2023	£26,693,000	£137,000	£19,185,000
05 March 2022	£25,238,000	£244,000	£20,646,000

£27.9bn
ANNUAL
TURNOVER

£4.1bn
NET
WORTH

15.5%
MARKET
SHARE

4.43%
ANNUAL SALES
INCREASE



EPC

The property has an EPC rating of B (28). The full certificate is available upon request.

VAT

The property has been elected for VAT and is assumed the sale will be conducted via a Transfer of a Going Concern (TOGC).

AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Proposal

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Assuming graduated purchaser's costs of 6.38%.

Running Yield 2028 6.78%

Assuming 4% pa RPI.



Contact

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Misrepresentations Act:

The agents for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of The agents or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The agents cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The agents (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of The agents, its employees or servants, The agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently, FEBRUARY 2025

