

Index Linked Sainsbury's Convenience Store
INVESTMENT FOR SALE

A DEVELOPMENT BY:

Vistry Group


Clifton

CAMBRIDGE

HOBSON SQUARE, GREAT KNEIGHTON, TRUMPINGTON CB2 9GZ

ATTRACTIVE NEW BUILD INVESTMENT IN GREAT KNEIGHTON, CAMBRIDGE.

Sainsbury's VIDEO



INVESTMENT SUMMARY

- Multi award winning new community by national developer Vistry Group;
- Over 2,550 new homes and 10,578 sq ft of commercial space;
- Hobson Square forms the commercial hub for the wider community;
- Close proximity to the internationally renowned Cambridge Biomedical Campus;
- Virtual freehold interest for sale at peppercorn rent;
- Attractive new build arranged over ground floor providing 5,346 sq ft (496.7 sq m) of supermarket accommodation;
- Benefit of visitor car park spaces adjacent to property and additional spaces nearby;
- 100% secured against undoubted Sainsbury's Supermarkets Limited covenant;
- New 15 year lease from January 2023 without break.
- 100% CPI index linked income (collar & cap of 1-3%);
- Total income of £155,000 per annum.

THE VENDOR IS SEEKING OFFERS
IN EXCESS OF

£2,350,000

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

A purchase at this level would reflect a **net initial yield of 6.20%**, assuming graduated purchaser's costs of 6.35%.



TRIMPINGTON
COMMUNITY
COLLEGE

TRIMPINGTON
MEDICAL CENTRE
AND THE CLAY
FARM COMMUNITY
CENTRE

LONG ROAD SIXTH
FORM COLLEGE

ASTRA ZENECA
EUROPEAN
HEADQUARTERS

ADDENBROOKE'S
HOSPITAL
& BIOMEDICAL
CAMPUS

Hobson
Square

GUIDED
BUSWAY

120 ACRE
HOBSON'S
COUNTRY
PARK

ROYAL PAPWORTH
HOSPITAL

EXCITING **NEW** DEVELOPMENT

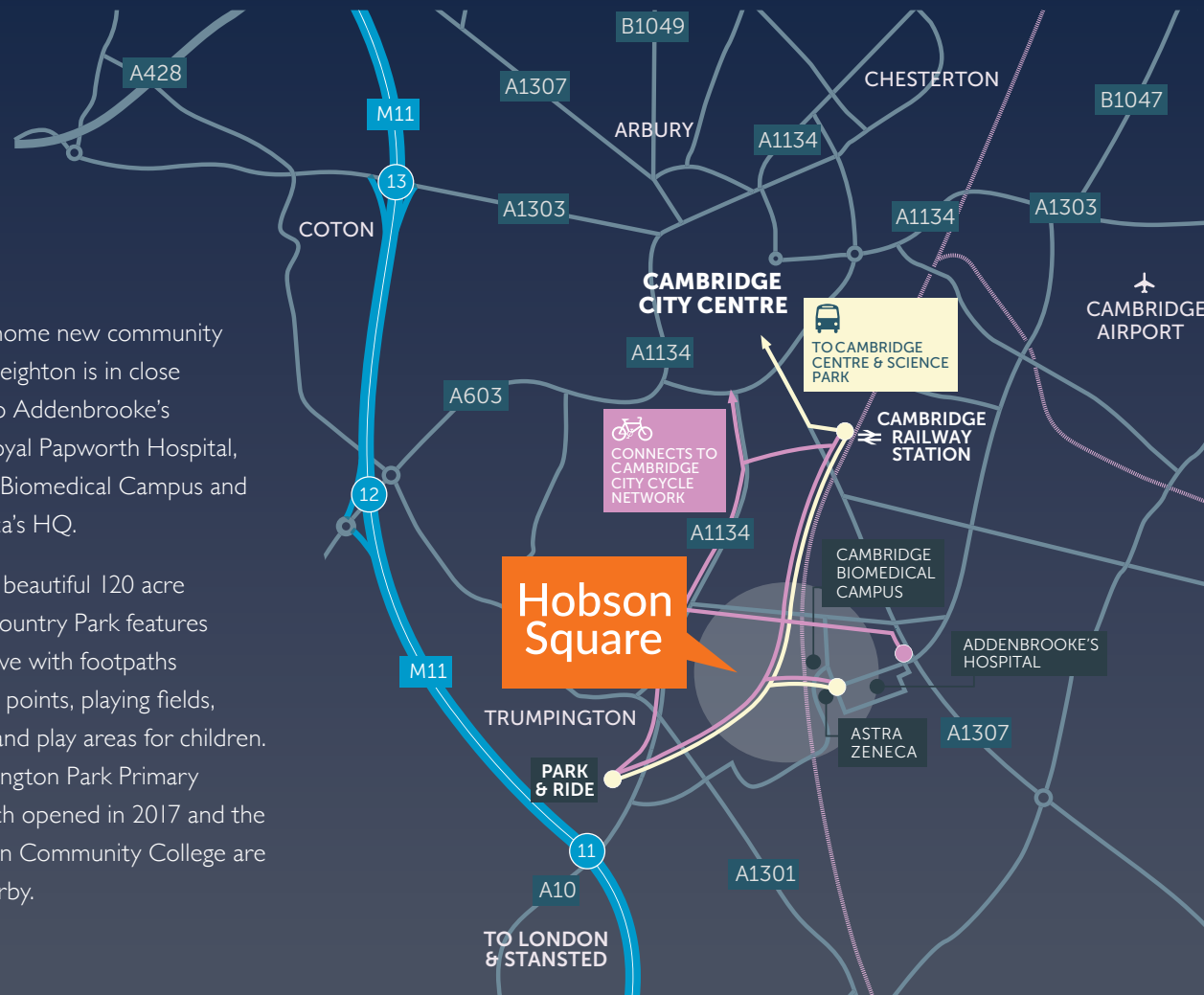
ENCOMPASSING NEW HOMES,
SCHOOLS, SHOPPING,
COMMUNITY AND HEALTH
FACILITIES WITH OVER 120
ACRES OF PUBLIC OPEN SPACE.

LOCATION

Hobson Square is part of Great Kneighton, Cambridge; an **award winning new community** located just 3 miles south of Cambridge City Centre.

The 2,550 home new community of Great Kneighton is in close proximity to Addenbrooke's Hospital, Royal Papworth Hospital, Cambridge Biomedical Campus and AstraZeneca's HQ.

The nearby beautiful 120 acre Hobson's Country Park features a bird reserve with footpaths and viewing points, playing fields, allotments and play areas for children. The Trumpington Park Primary School which opened in 2017 and the Trumpington Community College are located nearby.



A NETWORK OF FOOTPATHS & CYCLEWAYS



CONNECTIVITY

Hobson Square has strong transport links and is a 25 minute walk away from Cambridge City Centre. The Cambridgeshire Guided Busway runs through the development and connects the property to the Cambridge Biomedical Campus, the city centre, the railway station and Addenbrooke's Hospital.


EASY ACCESS TO THE M11

STANSTED ✈️
30 MILES



LONDON
50 MINS



A DEDICATED STOP ON THE CAMBRIDGESHIRE GUIDED BUSWAY

Hobson Square



SITUATION

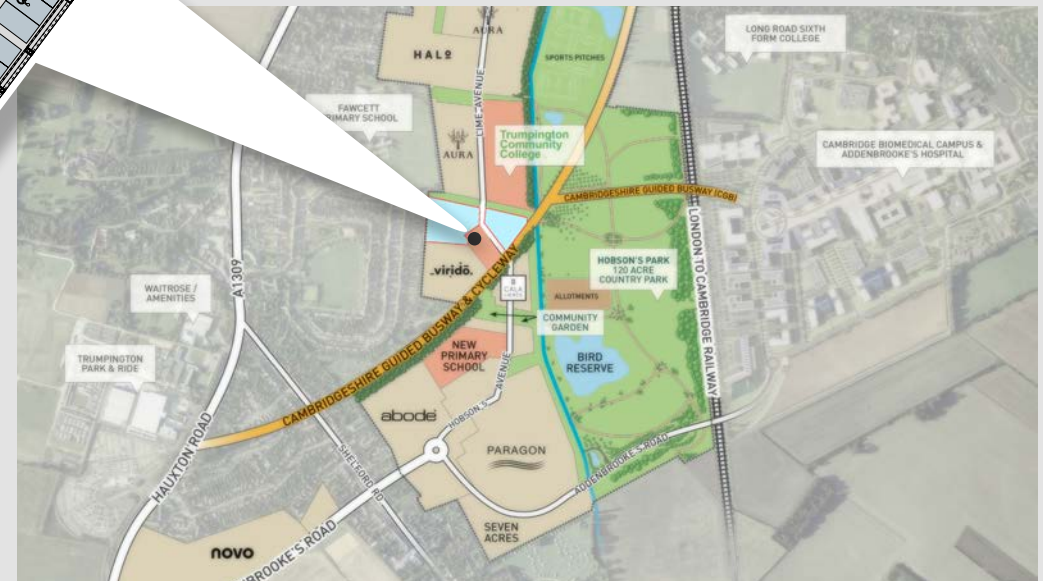
The property is prominently positioned within Hobson Square and benefit from extensive frontages to Hobson Avenue and Poulter Walk.

The unit forms part of the new community hub, close to an array of other essential services and amenities that add to the neighbourhood feel, from the nearby school, Biomedical Campus, other retail and leisure offerings.

DESCRIPTION

The property comprises an attractive new build supermarket arranged over ground floor, providing 5,346 sq ft (496.7 sq m) of accommodation.

The upper floors which do not form part of the sale, contain newly developed contemporary apartments.



TENANCY

The unit is arranged over ground floor and comprises 5,346 sq ft (496.7 sq m) of supermarket accommodation.

The property is let to Sainsbury's Supermarkets Limited for a term of 15 years from 5 January 2023 (expiring 4 January 2038) without break. The lease is subject to five yearly index linked uplifts geared to CPI, collared at 1% and capped at 3%. The current rent is £155,000 per annum.



Tobacco & Lottery

E-Cigarettes Stamps E Top-up

Win £500 worth of the new game

UNDER 25s

Wine

▶ PLAY VIDEO

TENURE

The property is available by way of a virtual freehold interest for a term of 999 years at a peppercorn rent.

PLANNING

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

The permitted user clause allows for a range of alternative uses (subject to planning) which offers a purchaser long term flexibility.




Highlights from their latest accounts are summarised in the table below:

YEAR ENDING	4 TH MAR 2023 (£m)	5 TH MAR 2022 (£m)	6 TH MAR 2021 (£m)
Turnover	£26,693	£25,238	£23,823
Pre-Tax Profit	£137	£244	(£90)
Net Worth	£4,312	£5,107	£4,003

COVENANT

 **TURN OVER**
£26.6 BN

 **NET WORTH**
£4.3 BN

 **MARKET SHARE**
14.8%

The income is secured against the undoubted Sainsbury's Supermarket Limited covenant.

Sainsbury's Supermarkets Limited (company number 03261722) is a wholly owned subsidiary of J Sainsbury plc which was established in 1869 and now operates 608 supermarkets and 820 convenience stores across the United Kingdom.

Sainsbury's is the second largest food retailer with an estimated 14.9% share in the UK's supermarket sector.

In 2023, it was reported that the company employs around 153,000 people. Sainsbury's Supermarkets Limited benefits from the highest Experian credit rating of 100, indicating very low risk of default.

For more information visit:
about.sainsburys.co.uk





COUNTRYSIDE
Homes

Countryside Homes is part of Vistry Group PLC which also includes Countryside Partnerships and housing brands Bovis Homes and Linden Homes.

Vistry Group

The company maintains a strong focus on place-making, designing places people love to create long-term sustainable communities across the UK, including some of the country's most complex regeneration and master planned sites.

The Group has been awarded the 5 Star Rating by the Home Builders Federation following the latest home building industry's Customer Satisfaction Survey.



INVESTMENT RATIONALE

- Attractive new build development
- Income secured against undoubted Sainsbury's Supermarkets Limited covenant
- Modern building with bespoke tenant fit out
- Sought after supermarket asset class
- Virtual freehold at a peppercorn rent
- New 15 year lease from January 2023 without break
- 100% CPI index linked income (collar & cap of 1-3%)
- Attractive yield profile

EPC

Available upon request.

VAT

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

AML

The successful purchaser will be required to fulfil anti-money laundering requirements in accordance with the Money Laundering Regulations.

CONTACT

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PROPOSAL

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[▶ PLAY VIDEO](#)



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