

**HampsonWall**



Fenland Way, Chatteris, Cambridgeshire PE16 6RT

**INCOME SECURED TO TESCO STORES LIMITED, WITH RPI REVIEWS AND 13.5 YEARS UNEXPIRED.**



## Investment summary

- » Chatteris is an historic Cambridgeshire market town approximately 17 miles north of Cambridge.
- » The property benefits from a highly prominent position on the A141, Fenland Way, 0.5 miles to the south of the A141 and A142 intersection.
- » 64,074 people live within a 20-minute drive time of the subject property.
- » A number of residential developments within Chatteris will deliver more than +1,250 new homes and substantially increase the local population.

- » The subject property is the largest foodstore in Chatteris, the only competing foodstore is a c. 16k sq ft Aldi.
- » The property is let to Tesco Stores Limited for 25 years from 29 September 2014 providing an unexpired term of approximately 13.5 years.
- » The property has been divided into three units and sub-let to B&M and Screwfix.
- » Current passing rent of £1,538,521 per annum which benefits from 5 yearly RPI linked rent reviews, subject to a collar and cap of 0% & 5%.

- » Site extends to 4.94 acres (2.00 hectares).
- » Asset management potential for a drive-thru and EV charging in the car park (stpp).
- » Tesco plc is the largest supermarket retailer in the UK. They continue to perform strongly with interim results in October 2025 showing a rise in like for like sales of 4.3%.
- » The property does not have a buyback clause or pre-emption.

## Proposal

We are instructed to seek offers in excess of

# £25,000,000

(Twenty Five Million Pounds) subject to contract and exclusive of VAT.

A purchase at this level would reflect the following yield profile:

	PROPERTY YIELD (6.80% COSTS)
Net Initial Yield	5.76%
Run Yield Sep-29*	6.68%
Run Yield Sep-34*	7.74%

\* Assuming RPI at 3% pa

**A corporate deal is available (further details upon request).**

# Location

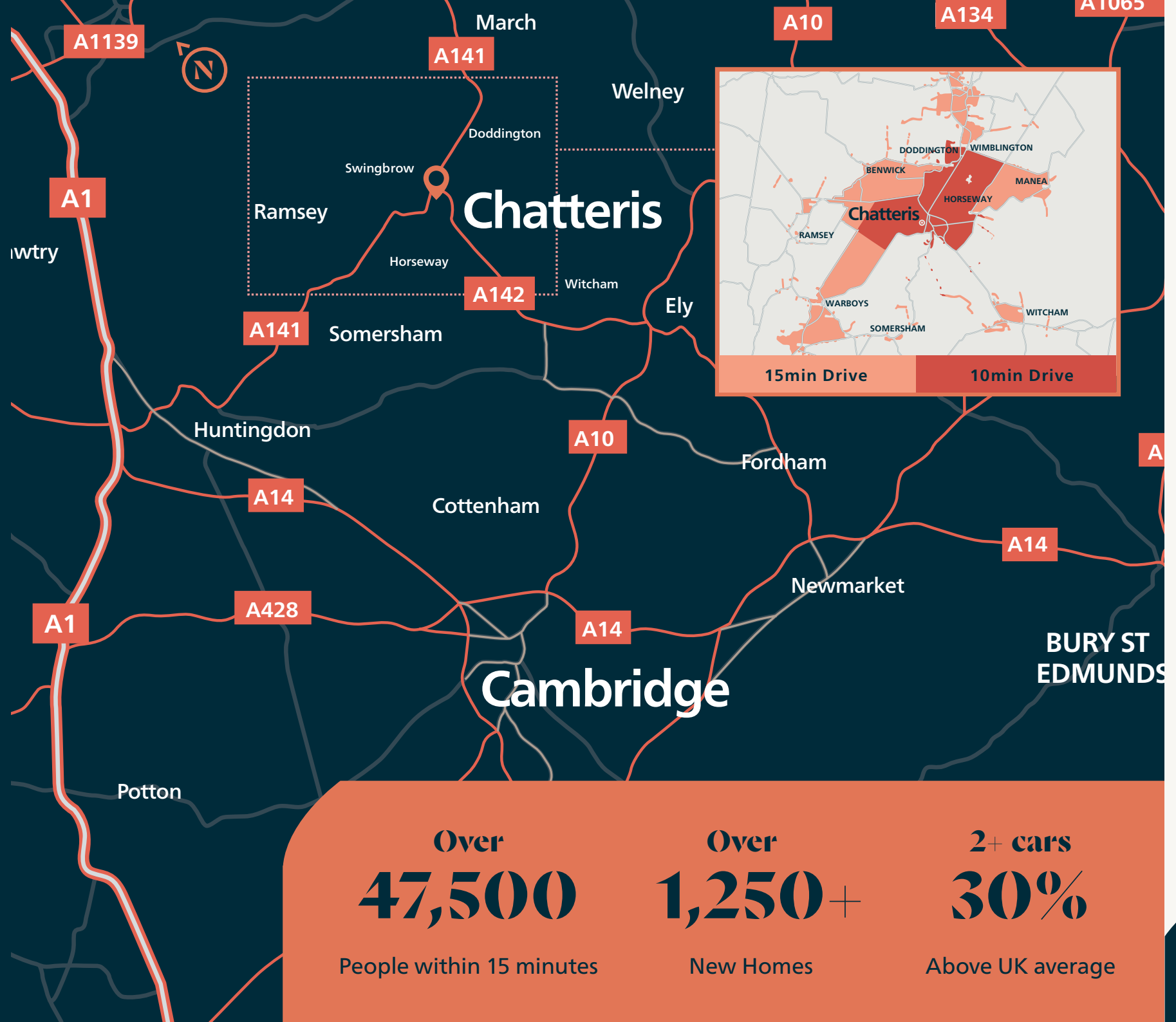
The property is located in Chatteris, an established market town and civil parish in the Fenland district of Cambridgeshire.

The Town is 17 miles north of Cambridge, 20 miles south east of Peterborough and 65 miles west of London.

# Catchment

Within a 10-minute drive time of the subject property there is a residential population of 17,500 people, increasing to over 47,500 people within a 15-minute drive time. Chatteris has a relatively modest catchment population with a high proportion of people categorised within C1.

The catchment is economically active with those in employment sitting above the UK average. Household income across the 10 to 20 minute drive times sits above the UK average and critically for the subject property, the number of households with 2 or more cars also sits well above the UK average at +30% and +60% respectively across both drive times. Home ownership is also above the UK average, with +70% of people owning their homes outright.



<b>Over</b> <b>47,500</b>	<b>Over</b> <b>1,250+</b>	<b>2+ cars</b> <b>30%</b>
People within 15 minutes	New Homes	Above UK average

# Residential & Population Growth

Chatteris has seen significant growth as part of the Fenland Local Plan, with several large-scale developments expanding the town's perimeter. Below are the primary active and recently completed sites.

## 1 WOMB FARM (On site, c. 250 units)

Womb Farm is located on the land to the north of the subject property off Fenland Way and Doddington Road. Robertson Strategic Asset Management, part of the Robertson Group in partnership with Triman Development, are currently onsite developing c. 250 new dwellings. The primary developers are Persimmon Homes, Linden Homes and Bovis Homes. The gross development value will be approximately £50m.

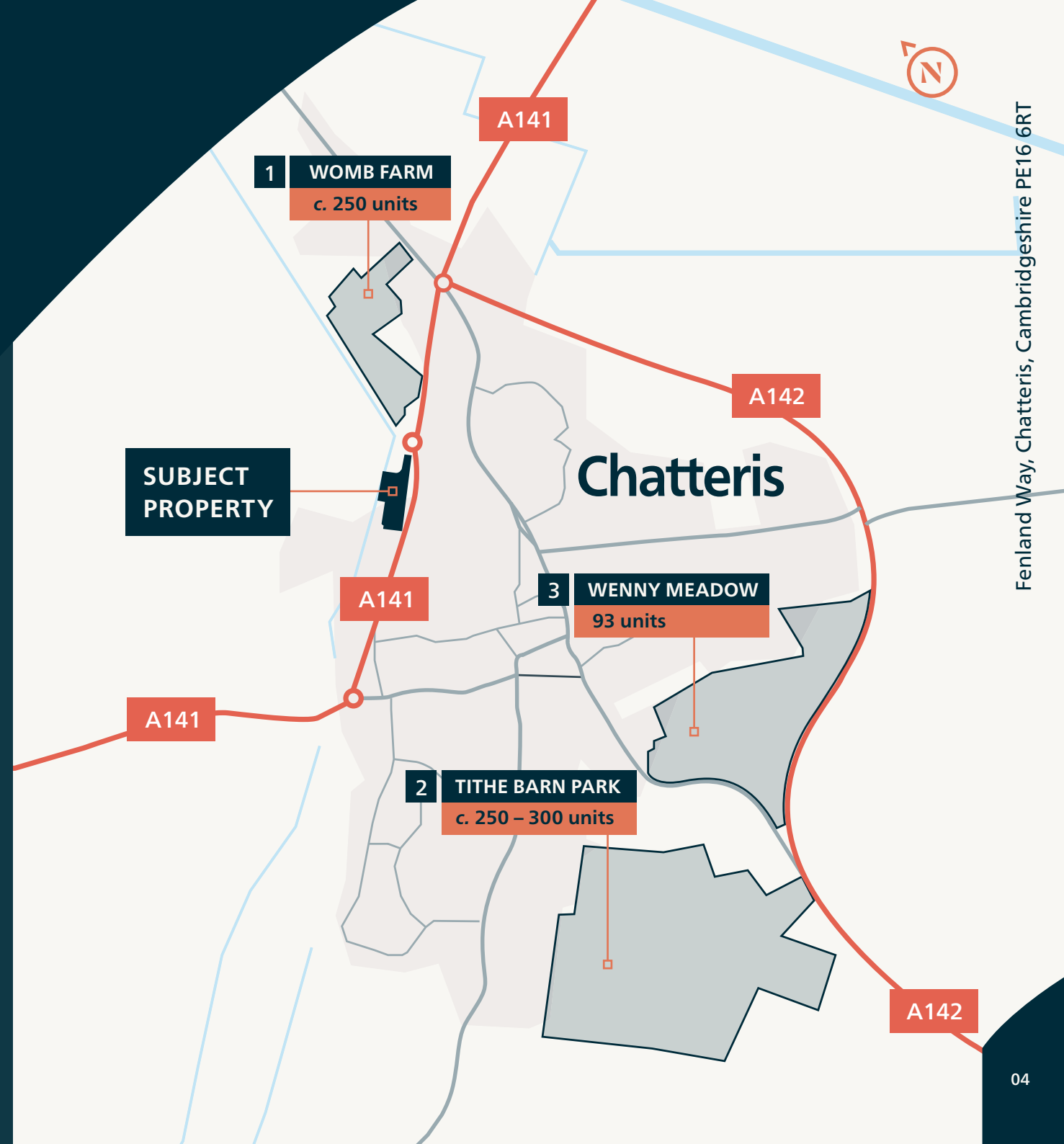
## 2 TITHE BARN PARK (On site, c. 250 – 300 units)

Tithe Barn Park is the most significant development in the town's current pipeline, acting as the primary southern expansion. The primary developer is Persimmon Homes. Phase 1 and 2 will account for between 250 and 300 homes. Phase 1 is currently on site.

Tithe Barn Park is the most significant residential expansions in the area and forms part of the wider masterplan which, includes approximately 1,000 new homes.

## 3 WENNY MEADOW (Planning Approved, 93 units)

In May 2025, formal approval was given for the development of 93 new homes as part of a development to the east of the town centre. The development is the first phase of the East Chatteris Broad Concept Plan supporting the development of around 350 homes.



# Situation & Competition

The property is prominently situated on the A141 Fenland Way, 0.5 miles to the south of the roundabout junction of the A141 and A142, which forms the main arterial route. The A142 provides direct access to the A10 whilst the A141 provides direct access to Junction 14 of the A1(M). There are a number of industrial distribution units to the south of the property, but the majority of the surrounding area consists of residential dwellings with the town located to the east.

There is a limited foodstore supply within the Chatteris market with only an Aldi located 0.6 miles to the north of the subject property, making it the only competing scheme within a 10-minute drive.



**WOMB FARM RESIDENTIAL DEVELOPMENT**  
c. 250 NEW HOMES

**CHATTERIS TOWN CENTRE**  
0.7 MILES

**ALDI**  
(ONLY COMPETING FOODSTORE)  
c. 0.6 MILES AWAY

**POTENTIAL DRIVE-THRU POD DEVELOPMENT SITE**

FENLAND WAY

A141

**CAMBRIDGE**  
17 MILES

# Description

The property comprises a large modern foodstore. The property is of steel portal frame construction with a mix of timber cladding, composite panels and curtain wall glazing. The roof is flat with profile metal clad panels overlaid.

There are approximately 321 car parking spaces, giving a low ratio of 1:147 sq ft.

The property has a total site area of 4.94 acres (2.00 hectares), giving a low coverage area of 21.9%. Servicing access is to the rear of the store via a service road running to the west of the site.

## PLANNING

Planning consent was granted in 2012 for "the erection foodstore with class A1 use, petrol filling station, builders merchants (B8) with external storage area, associated car parking and highway works and re-alignment of part of Fenton Lode Twenty Foot drain and associated engineering works." Further information is available on request.

# Tenancy

The property is let in its entirety to Tesco Stores Limited on a full repairing and insuring lease for a term of 25 years from the 29th September 2014, providing an attractive unexpired term of approximately 13.5 years.

The current rent is £1,538,521 per annum which is subject to 5 yearly, upward only, RPI-linked rent reviews capped at 5.00% per annum.

The lease contains an option to purchase (by way of service of a break notice) on the tenth and twentieth anniversary of the term. The Market Value assumes a 25-year term with RPI uplifts on the reviewed rent at the option date.

**13.5 YEARS UNEXPIRED AND  
5 YEARLY RPI REVIEWS (0%-5%)**



TENANT	Lease Start	Lease Expiry	Unexpired Term	Review Basis	Current Rent (pa)	Current Rent (psf)
Tesco Stores Limited	29.09.14	28.09.39	13.5	RPI (0%-5%)	£1,538,521	£32.70

# Accommodation

The property was originally occupied by Jack's, a smaller discount concept of Tesco.

The property has been sub-let and divided into three units. The area breakdown is as follows:

UNIT	SQ FT	SQ M
Tesco	21,756	2,021
B&M	21,304	1,979
Screw-Fix	4,000	372
<b>TOTAL</b>	<b>47,060</b>	<b>4,372</b>

The property has a right of access across the entrance road.

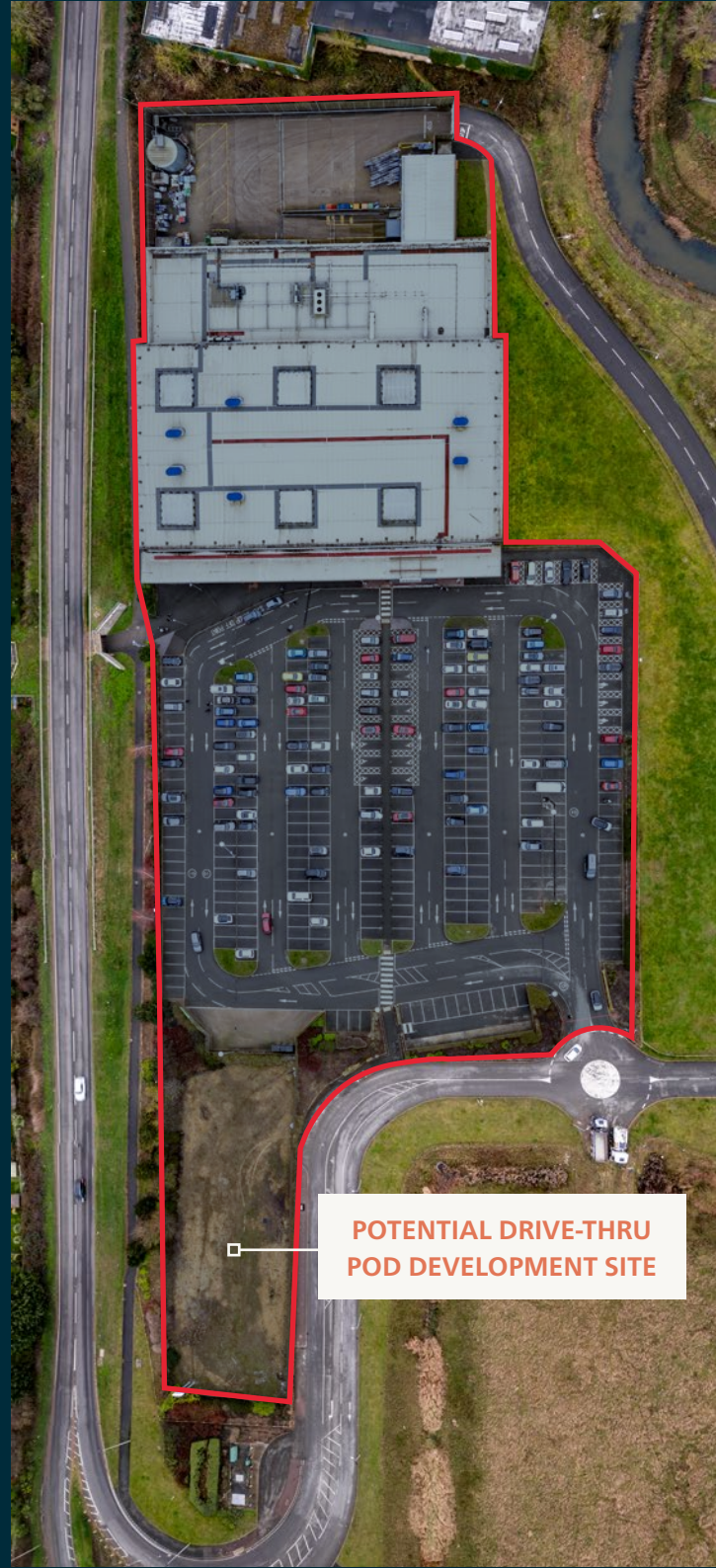
## EPC

The property has an EPC rating of B.

## ASSET MANAGEMENT

There is potential to develop a drive-thru or pod on the vacant land adjacent to the access road (STPP). Interest has been received from a national F&B operator, further details available upon request. The area extends to approximately 0.41 acres.

There has been interest expressed for an EV charging company to set up at the site. The large car park could support EV charging with a low current ratio of 1:147 sq ft.



POTENTIAL DRIVE-THRU  
POD DEVELOPMENT SITE

# Covenant Information

Tesco is the largest supermarket operator in the UK, with a market share of 28.5% (source: Kantar).

The company has 3,829 stores in the UK (5,040 worldwide) and currently employs over 330,000 people.

In October 2025, Tesco plc reported strong interim results showing 4.3% growth in like for like sales.

Tesco Stores Ltd, the main operating subsidiary of Tesco plc, has a D&B rating of 5A2. Below is a summary of the last 3 years accounts:

YEAR ENDING	22/02/2025	24/02/2024	25/02/2023
Group Revenue (£000)	£50,837,000	£49,247,000	£47,481,000
Pre-Tax Profit (£000)	£1,660,000	£1,469,000	£565,000



**£50bn**

REVENUE



**£1.66bn**

PROFIT



**28.5bn**

UK MARKET SHARE



**3,829**

STORES IN THE UK



**5,040**

STORES WORLDWIDE



**330,000**

EMPLOYEES



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# Anti Money Laundering

A successful bidder will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

# VAT

It is anticipated that the sale will be structured as a TOGC.

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