Investment Summary.

- **Long Income Convenience Store Investment** opportunity in Old Kent Road, London SE15
- **Highly prominent retail/convenience store investment** on the ground floor of a mixed use residential development providing **1,949 dwellings** once fully completed
- Located in a **high growth area of London** the Old Kent Road Opportunity Area will be delivering **over 20,000 new homes**.
- Approximately **5,091 sq ft (GIA)** of ground floor accommodation
- Let entirely to the undoubted covenant of Sainsbury's Supermarkets Ltd (Co. No. 3261722)
- FRI lease on a term of **15 years from Q2 2026** with a tenant only break at year 10.
- Commencing rental of **£135,000 pax,** equating to **£26.51 per sq ft** based on the GIA.
- 5 yearly upward only CPI reviews, collared at 1% and capped at **3.5%** calculated on a compound basis.
- Lease subject to an **6 month rent free period.**

Offers in the region of **£2,200,000** (Two Million Two Hundred Thousand Pounds) for the 999 year long leasehold interest

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A purchase at this level reflects a Net Initial Yield of **5.77%** after full purchasers costs at **6.14%**

Property: Ground Floor - The Ruby, 651-657 Old Kent Road, London, SE15 1JU