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CONVENIENCE STORE INVESTMENT FOR SALE

15-year unbroken term at £81,600 pa, let to Sainsbury's

Lewes Road, Brighton BN2 4GL

Offers in excess of £1.1m / 7.01% NIY

INVESTMENT SUMMARY

- Located in the City of Brighton & Hove
- Prominent to main arterial road
- Internet resilient C-Store trader
- Sainsbury's Supermarkets Ltd has shareholders funds of £4.3bn.
- Unbroken 15 year term from 17th April 2026
- 5 yearly upwards only OMV RR pattern
- £81,600 pax
- **OIEO £1.1m / 7.01% NIY**

LOCATION

Lewes Road (A270) is the main route into Brighton & Hove from the east and connects Brighton to Lewes and the A27/A23.

The 5.5 acre Preston Barracks scheme, developed by Landsec, provides 369 residential units plus 9,000 sq ft of commercial space. There is a range of private sale, shared ownership and affordable homes spread across eight blocks, plus 1,338 student bed spaces, ranging up to 10 storeys completed in March 2026.

DESCRIPTION

The main retail unit fronting Lewes Road, is located on the ground floor of Block A which is a brick faced multi storey building with residential above the ground floor commercial. The ground floor unit is double height and provides 5.74 meters floor to ceiling.

Immediately to the West of Block A, directly behind the ground floor trading area of Sainsbury's, is the back of house storage area at the ground floor of Block B.

AREAS

	SQ M	SQ FT
Sales Area	194	2,088
Total Area (including back of house)	378	4,069

TENANCY

Both of the two areas described above are let on a single 15 year FRI unbroken lease, from 17th April 2026, contracted inside the Landlord & Tenant Act, to Sainsbury's Supermarkets Ltd. There are five yearly upwards only OMV rent reviews.

COVENANT

Turnover 2025 £28.5bn
Post Tax Profit £232m.
Net Worth £4.3bn

Sainsbury's is a British supermarket and retail company founded in 1869 and employs 152,000 people. Through its community programmes, it raised £38 million for good causes and helped provide over 47 million meals via its "Nourish the Nation" initiative. It is one of the UK's largest supermarket chains by revenue and market share.

PRICE

Offers in excess of £1.1m are invited.

DATA ROOM

To view the data room [Click here](#)

VAT

The property is registered for VAT and it is expected that the sale will be by way of a TOGC.

TENURE

The freehold of the whole site is owned by University of Brighton. The long lease for sale runs until 2268, at a peppercorn rent without review, and a wide ranging user clause.

EPC

An EPC is being prepared and will be available shortly

**VIEWINGS – 01273 876 200**

Martin Clark

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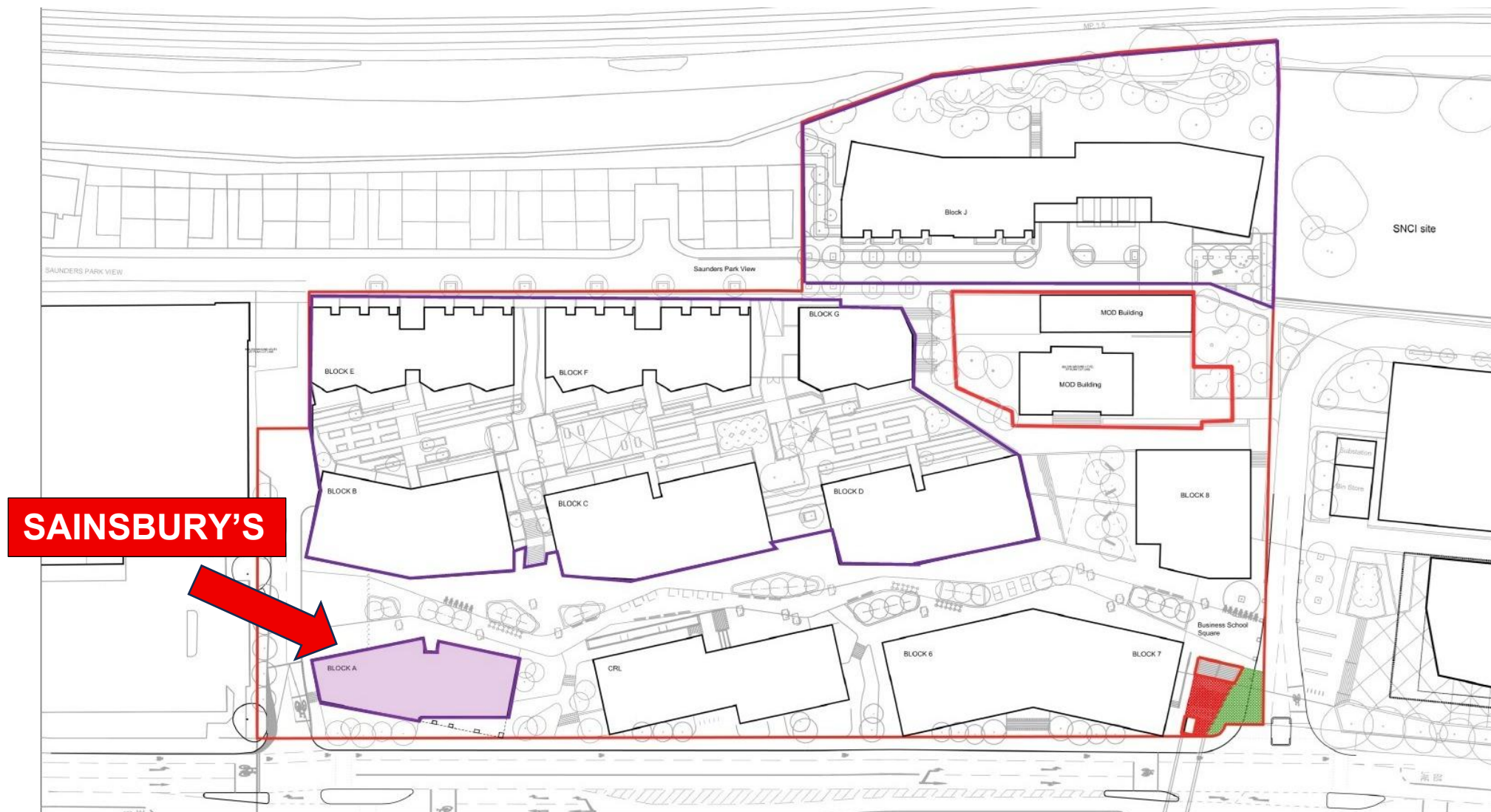
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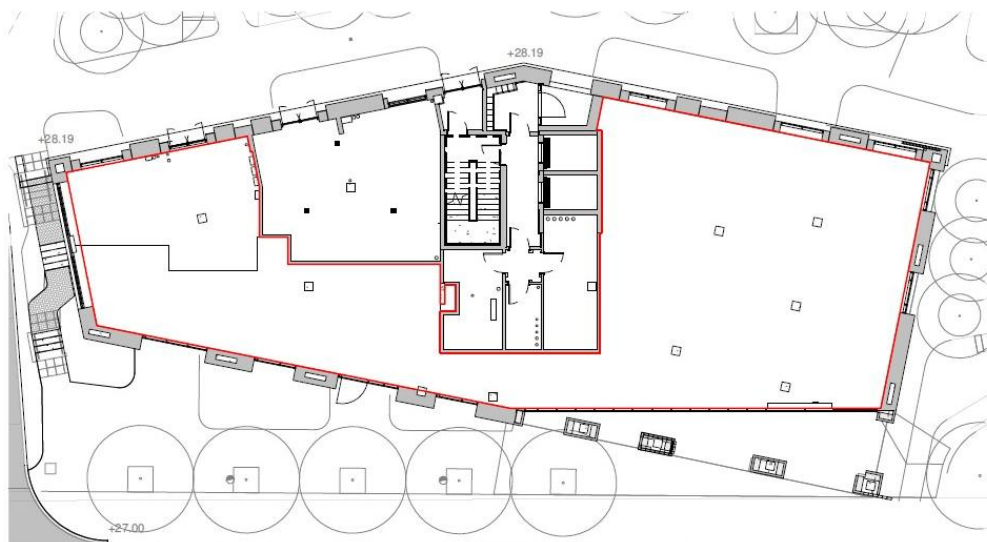
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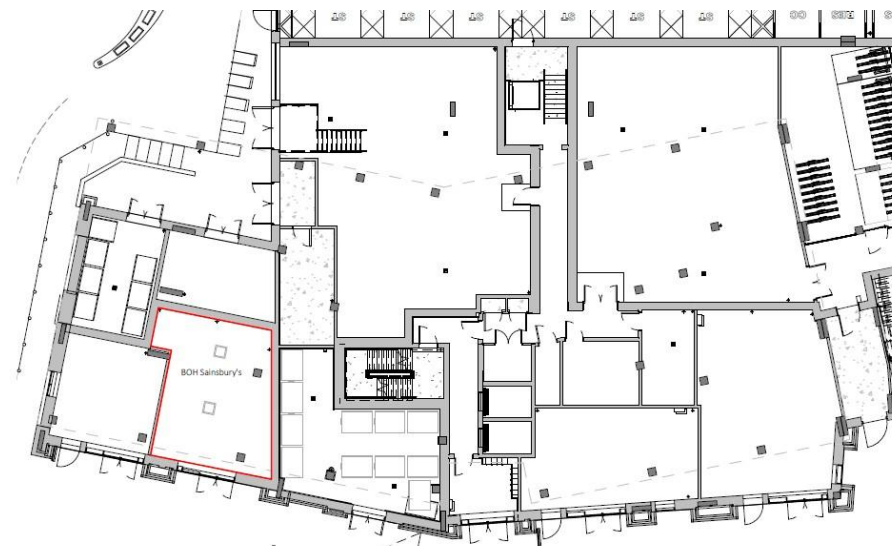
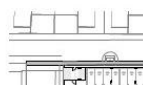
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Sainsbury's Legal Plan - Level 00

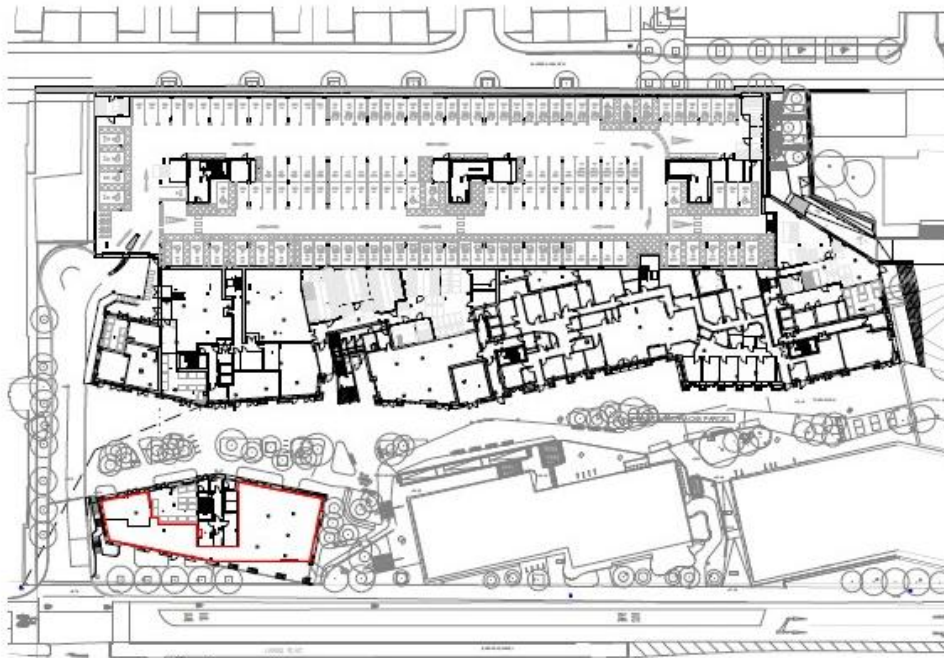
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Sainsbury's BOH Legal Plan - Level 00

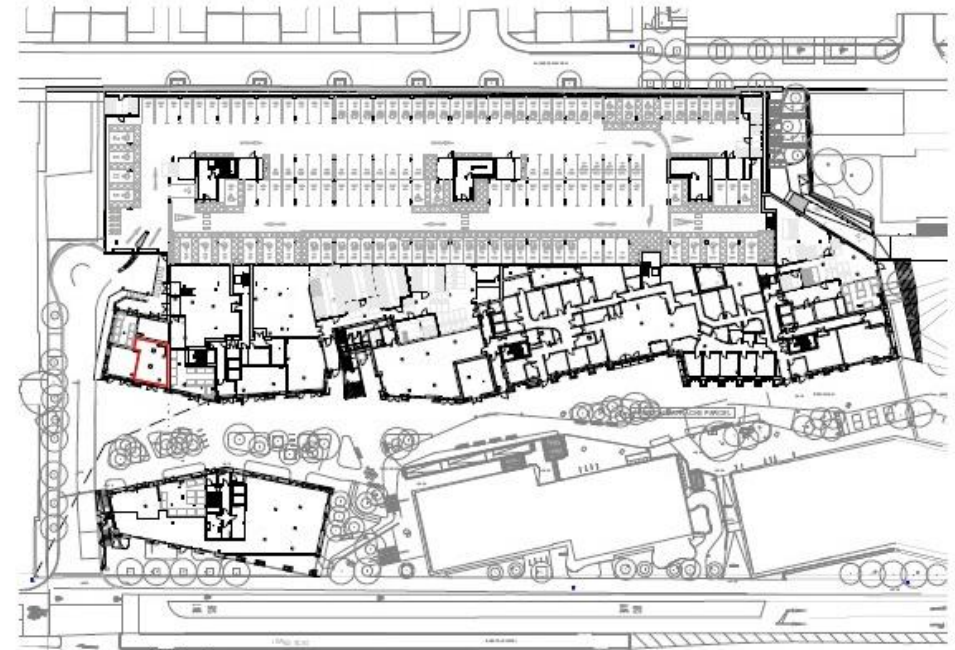
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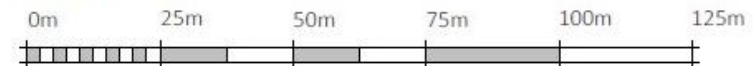
Location Plan

1 : 1250



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