



79 West St,
Bedminster, Bristol,
BS3 3NU

Investment Summary

Offers sought in excess of £1,000,000

Net Initial Yield of 6.48%



alder king

PROPERTY CONSULTANTS

Investment Summary

- **Prime Bedminster location.** Established, rapidly evolving district, approximately 1 mile south of Bristol city centre.
- **3,671 sq ft.** A well-configured convenience store serving the surrounding neighbourhood.
- **Secure Tesco covenant.** 15-year lease to Tesco Stores Ltd, expiring 28 September 2036.
- **Inflation-linked income.** Five-yearly uncapped CPI rent reviews; the next review is agreed at £68,563 pa from September 2026.
- **Long leasehold.** Held on a 125-year lease from 2006 at a nominal rent.
- **£1,000,000 guide price.** Offers sought in excess, reflecting a Net Initial Yield of 6.48%.



PROPOSAL

Offer sought in excess of

£1,000,000

6.48%

Net Initial Yield

£68,563 pa

uncapped CPI-linked rent reviews

BEDMINSTER, BRISTOL

Location

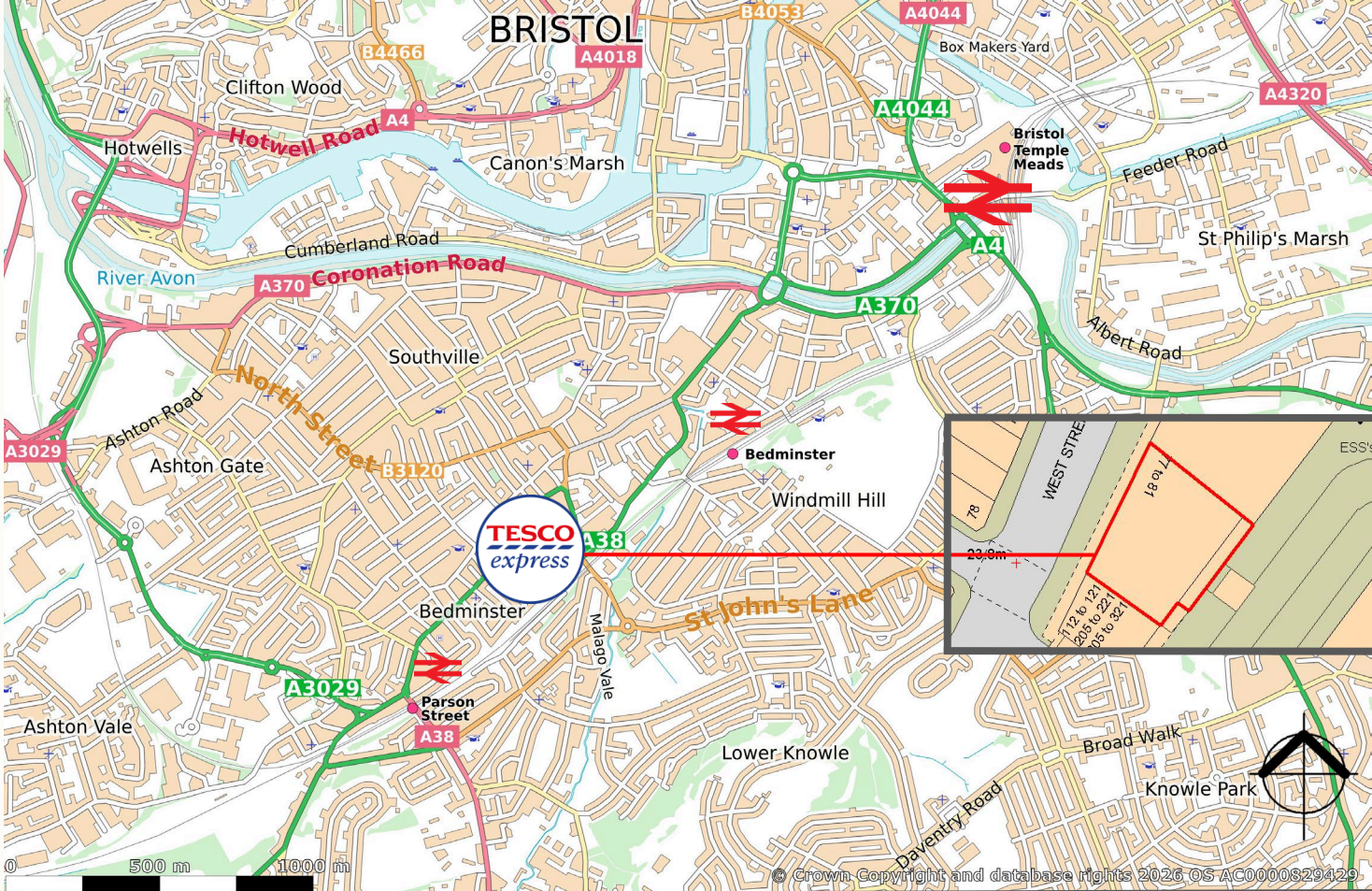
550,000 urban population
Largest city in the South West

CONNECTED M4/M5 access, two mainline stations and frequent services to London Paddington.

1 MILE SOUTH OF CITY CENTRE West Street links Bedminster to the city centre, with Bedminster station close by.

DENSE CATCHMENT Strong residential population, public transport and a retail and leisure offer.

ASHTON GATE STADIUM Home to Bristol City and Bristol Bears, Ashton Gate Stadium is in Bedminster.



NEARBY OCCUPIERS

Aldi · Lidl · Asda · Greggs · Boots · McDonald's

120
miles west of
London

80
miles south of
Birmingham

78
miles north east
of Exeter

40
miles east of
Cardiff

BEDMINSTER

Regeneration

4,000

Over 4,000 new homes delivered or planned across Bedminster Green, Whitehouse Street and the wider Central Bedminster area.

STUDENT

Significant pipeline of purpose built student accommodation.

INVESTMENT

Continued inward investment driving population growth and increased consumer spending.

TESCO

Tesco Express positioned at the heart of this expanding urban catchment.



TESCO EXPRESS

Description

The property comprises a ground floor Tesco Express convenience store forming the frontage to Airpoint, a mixed-use development incorporating 255 residential apartments. The upper floors have been sold on long leaseholds and are excluded from the sale.

The store benefits from a substantial on-site residential catchment together with on-street parking immediately outside and a Tesco-branded ATM. The unit provides approximately 3,671 sq ft.

Tesco trades seven days a week from 6:00am to 11:00pm.

3,671 sq ft

255

Residential apartments

Tesco Express, 79 West St, Bedminster, Bristol, BS3 3NU



Tenure & Tenancy

Tenure

Long leasehold 125 years from 3rd January 2006 at a nominal rent.

Tenancy

Let to **Tesco Stores Ltd** on a 15 year renewal lease from April 2022 **expiring 28 September 2036** subject to a tenant break option on 29 September 2031.

The rent is reviewed five-yearly in line with **CPI (uncapped)**. The September 2026 review is currently being documented at **£68,563 per annum**.

£68,563

per annum

5 yearly reviews

in line with CPI
uncapped

September 2026 rent



Tesco Express, 79 West St, Bedminster, Bristol, BS3 3NU

Covenant Information

Tesco Stores Limited (Company No. 00519500), a wholly owned subsidiary of Tesco plc, is one of the UK's strongest retail covenants and the country's leading grocery retailer, operating a nationwide network of stores. For the financial year ending 2025, the company reported the following headline financial results:

£50.84 billion

turnover

£1.66 billion

pre-tax profits

£5.13 billion

shareholder funds

VAT

The property is VAT elected, however it is anticipated that the sale will be treated as a TOGC.

EPC

Rating C 64



Proposal

Offers are sought in excess of £1,000,000 (One Million Pounds) for the long leasehold interest. A purchase at this level would reflect a net initial yield of 6.48% assuming standard purchaser's costs of 5.75%.

£1,000,000 reflecting **6.48% NIY**

Alder King Investment Calculator

www.alderking.com/investment-calculator

Further Information

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It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.
10/2026