

TESCO
express

4 EATON GREEN ROAD

LUTON, LU2 9HD



WELL SECURED, DOMINANT, CONVENIENCE STORE INVESTMENT OPPORTUNITY

green&partners



INVESTMENT SUMMARY

Dominant and well established convenience store, strategically located in close proximity to London Luton Airport.

The property is entirely let to **Tesco Stores Limited** who hold a 27% market share of grocery stores in Great Britain.

London Luton Airport served over 13 million passengers in 2022.

An attractive unexpired term of 10.5 years.

The property comprises a stand alone convenience store of **3,216 sq ft (298.77 sq m)** and dedicated car park, on a site of 0.7 acres.

Freehold.

Annual income of £64,351.86 per annum exclusive, assuming vendor tops up to the projected level at review in 2024.

5 yearly RPI linked rent review compounded annually with a 0% collar and 4% cap.

We have been instructed to seek offers in excess of **£1,050,000** (One Million and Fifty Thousand Pounds), Subject to Contract & Exclusive of VAT, which reflects a **Net Initial Yield of 5.75%** allowing for graduated purchaser's costs, assuming a topped up rent to the projected rental level in 2024.

LOCATION

Luton is a large town located 30 miles (48km) north of central London, within the county of Bedfordshire.



BY ROAD



BY RAIL

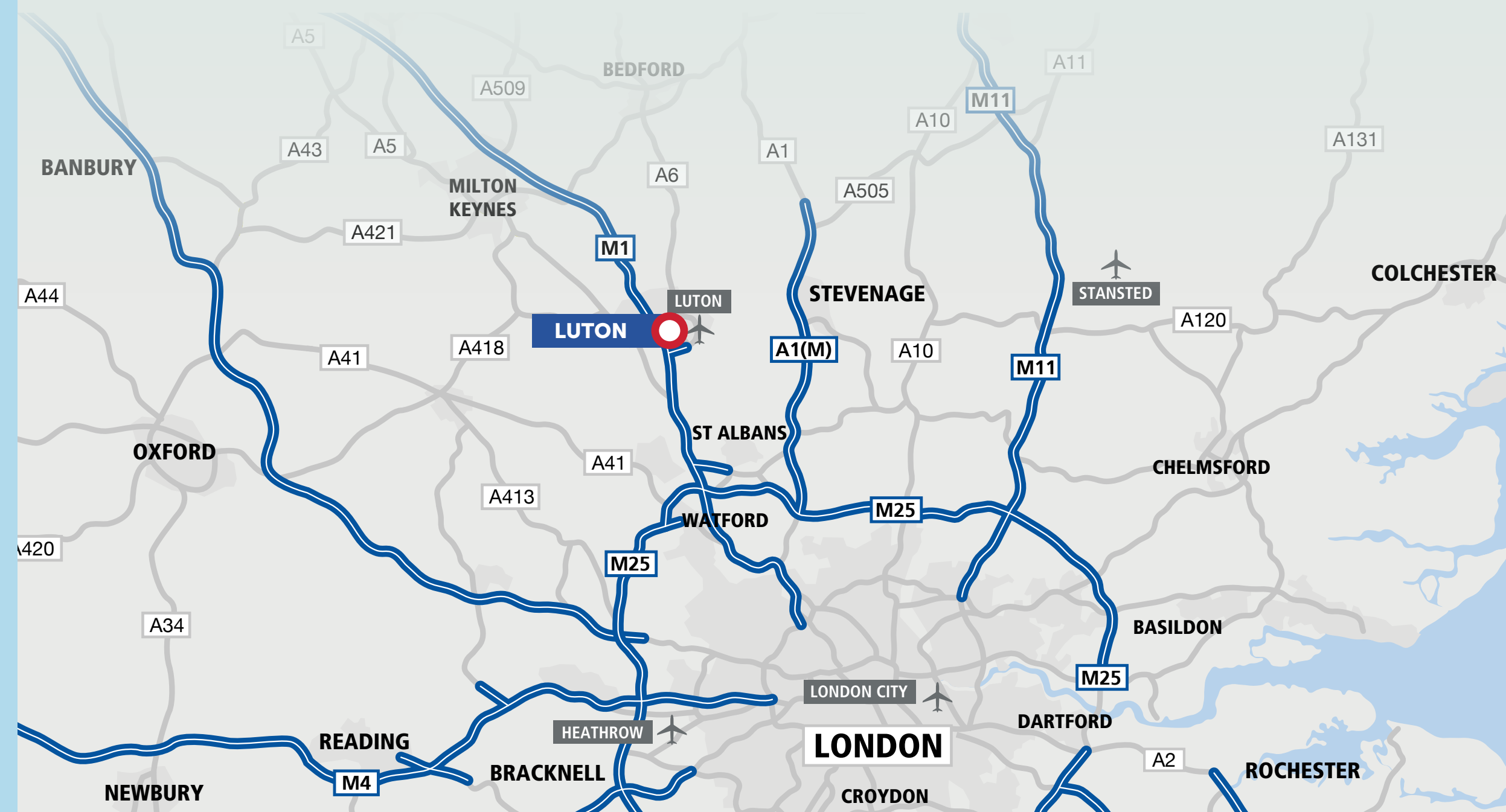


BY AIR

Luton is extremely well connected by road, being located on Junction 9 of the M1 Motorway. This provides direct access to Central London to the South and Birmingham and the North of England to the North. The M25 Motorway is situated 11 miles (18km) south of Luton.

Luton benefits from two stations, Luton and Luton Airport Parkway, providing extensive services to the immediate area and rest of the UK. The train from Luton Airport Parkway runs 35 services a day in a fastest journey time of 34 minutes.

Luton is home to London Luton Airport, one of the major airports serving the London area. The airport offers a range of domestic and international flights, making it a convenient option for air travel to and from Luton.



DEMOGRAPHICS & LOCAL ECONOMY

Luton is a popular and thriving town with a reported population of circa 213,000 (Census 2021).

The University of Bedfordshire, located in Luton, is a prominent higher education institution in the town. It offers a variety of undergraduate, postgraduate, and research programs across multiple disciplines and is home to 20,000 students from over 100 countries. One of the notable economic drivers in Luton is London Luton Airport. The airport and its associated industries, including aviation, hospitality, and logistics, contribute significantly to the local economy. The airport's proximity to London and its accessibility make it a key hub for both domestic and international travellers. The town's proximity to London also means it is an attractive commuter town.



LUTON
213,000
POPULATION

BEDFORDSHIRE
UNIVERSITY
20,000
STUDENTS



TOWN CENTRE
1.04 million sq ft
OF RETAIL FLOORSPACE

RETAILING IN LUTON

Town centre retail floorspace in Luton is estimated at 1.04 million sq ft, comparable with the Sub Regional Resilient Town average and ranking the town 91 of the PROMIS Centres on this measure. London Luton Airport is one of the UK's busiest airports, carrying over 13 million passengers in 2022.





SITUATION

The unit is strategically positioned in close proximity to London Luton Airport and Long Stay Car Park, whilst also being directly opposite Easy Jet's Luton Airport Car Park and is one of the only major convenience stores serving the immediate residential population.



ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition, January 2018, on a Gross Internal Area (GIA) basis.

DESCRIPTION	AREA (SQ.FT.)	AREA (SQ.M.)
Ground Floor	3,216	298.77

DESCRIPTION

The property comprises a former public house, which has been converted to accommodate a Tesco Express convenience store. The store is arranged over ground floor only and occupies a generous site of 0.7 acres, including a provision for 14 dedicated and demised car parking spaces.

TENURE

Freehold.

TENANCY

The entire property is let to Tesco Stores Limited on a Fully Repairing and Insuring Lease from 17th March 2014, expiring on 16th March 2034. The rent is reviewed every 5 years and is increased in line with RPI on an annually compounded basis, subject to a cap and collar of 0-4% pa.

The tenant did not exercise their option to break their lease in 17th March 2024, indicating their commitment to the site.

INCOME

The current annual income is £54,835.00 per annum exclusive.

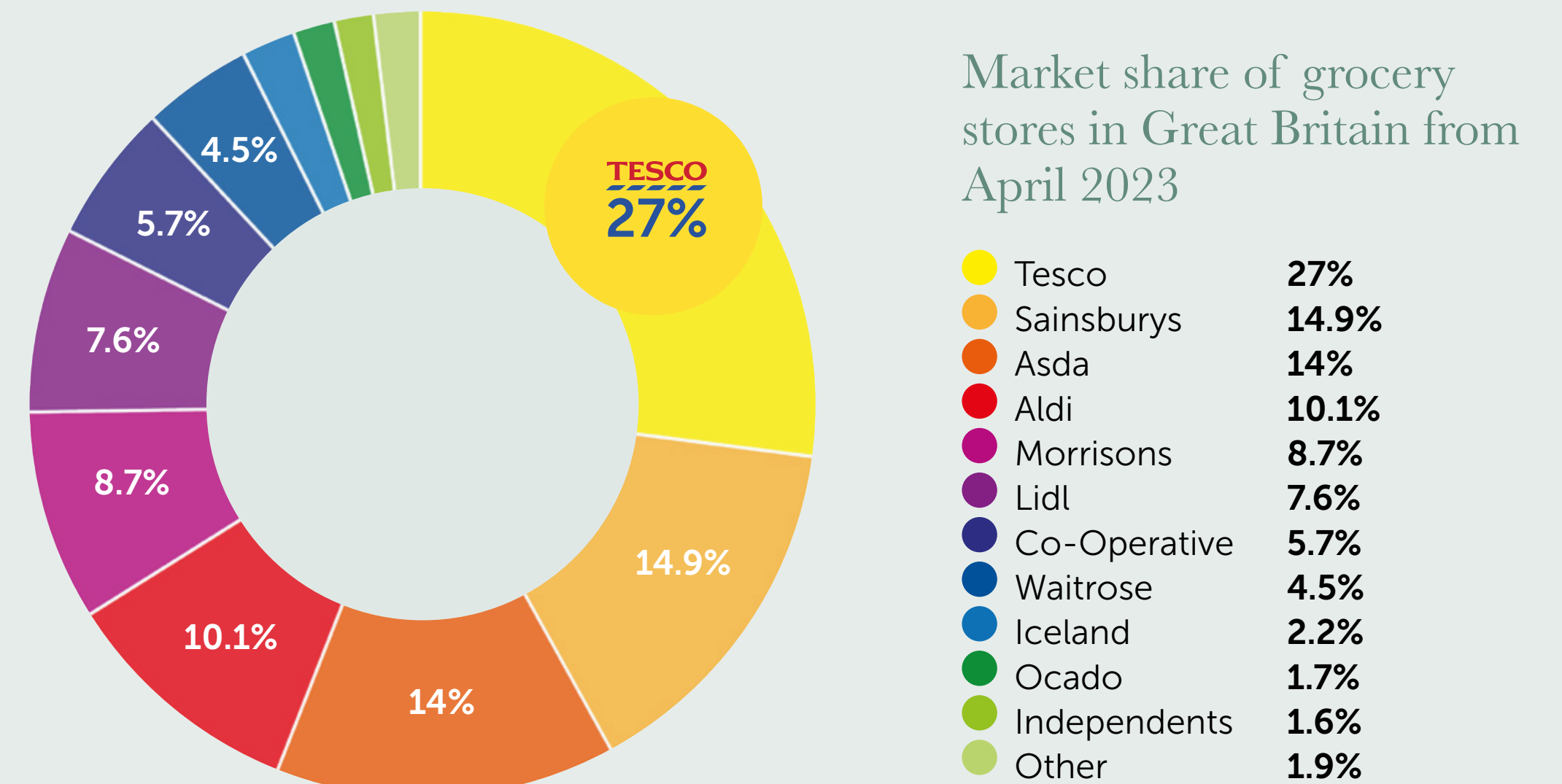
The rent is projected to increase to £64,351.86 per annum exclusive in March 2024. The vendor will top up the rent to this level.



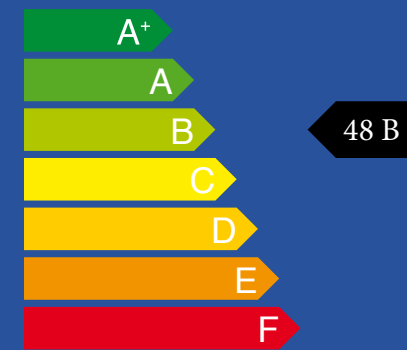
COVENANT STRENGTH

COMPANY	FINANCIAL YEAR ENDING	TURNOVER	PROFIT BEFORE TAX	SHAREHOLDER FUNDS	DELPHI BAND	DELPHI SCORE / 100
Tesco Stores Limited (00519500)	26 February 2022	£44,793,000,000	£1,260,000,000	£8,220,000,000	Very Low Risk	100

Originally found in 1919 by Jack Cohen Tesco PLC the parent company to Tesco Stores Limited is a British grocery and general merchandise retailer that operates internationally with headquarters in Hertfordshire, England. Tesco is not only one of the most valuable brands in the United Kingdom, but is also among the top five food and beverage retailers in Europe. Tesco is the leading grocery retailer in the UK with a consistent share of over 26 percent of the market and is classed as one of the 'big four' supermarkets along with Asda, Sainsbury's, and Morrisons with over 4,150 stores in the UK and over 4,850 globally.



EPC



VAT

The property has been elected for VAT and any disposal will be by way of a Transfer of a Going Concern (TOGC).

ANTI MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the preferred purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.



THE PROPOSAL

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CONTACTS

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