



EUROPE TWO

PORTFOLIO



CBRE

CONTENTS



Executive Summary	3
Portfolio Overview	4
Lease Summary	5
Covenant Information & ESG	6
Contacts	7
Asset Summaries	
Thornbury	8
Telford	9
Burton Latimer	10
Tilbury	11
Corby	12
Swanley	13
Isle of Sheppey	14
Stockport	15
Chorlton	16
Great Sutton	17
Manchester	18
Great Dunmow	19
Huddersfield	20
Chester-le-street	21
Dundalk – Avenue Road	22
Dundalk – Blackrock	23
Baltinglass	24
Sixmilebridge	25

EXECUTIVE SUMMARY



18 PURPOSE-BUILT SUPERMARKETS

A unique opportunity to acquire **18 purpose-built supermarkets**, located throughout England and Ireland, let to Lidl.



RARE 25 YEAR UNEXPIRED TERM

The leases have **break options in years 15 and 20** and are **fully repairing and insuring**.



5 YEARLY ANNUALLY COMPOUNDED REVIEWS

5 yearly reviews, compounded annually *(collar and cap of 1% and 2.5%).



RACK-RENTED SUPERMARKETS

English rents between **£17.00 psf** and **£20.50 psf**. Irish rent between **€20.00 psf** and **€22.13 psf**.



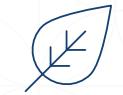
SITES WITHIN DENSE CATCHMENT LOCATIONS

Average catchment population of 95,233 people within a 10 minute drive time.



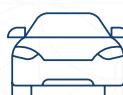
RIGHT SIZED SUPERMARKETS

With an **average GIA of 22,963 sq ft**.



EXCEPTIONAL ENERGY EFFICIENCY STANDARDS

All stores are targeting **EPC A+ (England)** and **BER A1 (Ireland)** specification.



FREEHOLD STORES

With **dedicated parking** across the 18 assets.

- | | |
|----|-----------------------|
| 1 | Thornbury |
| 2 | Telford |
| 3 | Burton Latimer |
| 4 | Tilbury |
| 5 | Corby |
| 6 | Swanley |
| 7 | Isle of Sheppey |
| 8 | Stockport |
| 9 | Chorlton |
| 10 | Great Sutton |
| 11 | Manchester |
| 12 | Great Dunmow |
| 13 | Huddersfield |
| 14 | Chester-le-street |
| 15 | Dundalk – Avenue Road |
| 16 | Dundalk – Blackrock |
| 17 | Baltinglass |
| 18 | Sixmilebridge |



PORTFOLIO OVERVIEW

NUMBER	SITE	POSTCODE	SITE AREA (ACRES)	TARGET GIA (SQ FT)	INITIAL RENT (PER SQ FT)	INITIAL RENT (PER ANNUM)	EXPECTED DELIVERY DATE
1	Thornbury	BS35 2NT	1.8	21,388	£20.00	£427,757	Q3 2026
2	Telford	TF2 9FW	2.5	23,519	£18.00	£423,344	Q4 2026
3	Burton Latimer	NN15 5LZ	2.2	23,519	£18.00	£423,344	Q3 2026
4	Tilbury	RM18 8HA	2.6	23,519	£18.50	£435,104	Q3 2026
5	Corby	NN17 5QW	1.9	21,506	£18.00	£387,113	Q3 2026
6	Swanley	BR8 8TH	2.0	24,230	£20.50	£496,706	Q2 2026
7	Isle of Sheppey	ME12 3RJ	3.3	23,519	£19.00	£446,863	Q3 2026
8	Stockport	SK4 2QH	2.1	24,003	£18.00	£432,063	Q3 2026
9	Chorlton	M21 7SP	1.7	22,529	£19.00	£428,048	Q4 2026
10	Great Sutton	CH66 3SP	1.8	19,816	£18.00	£356,694	Q3 2026
11	Manchester	M14 5LN	1.7	22,690	£18.50	£419,771	Q4 2026
12	Great Dunmow	CM6 1WY	3.1	23,508	£19.00	£446,659	Q3 2026
13	Huddersfield	HD4 5RA	1.8	21,528	£17.50	£376,737	Q4 2026
14	Chester-le-Street	DH3 3SY	2.0	20,828	£17.00	£354,078	Q4 2026
15	Dundalk – Avenue Rd		2.5	27,157	€22.13	€600,964	Q4 2026
16	Dundalk – Blackrock		2.5	25,681	€21.29	€546,658	Q3 2026
17	Baltinglass		2.4	23,831	€21.50	€512,367	Q2 2026
18	Sixmilebridge		2.5	20,570	€20.00	€411,400	Q1 2027
England Asset Total			316,102	£18.50	£5,854,281		
Ireland Asset Total			97,239	€21.23	€2,071,389		

Note - Areas and rents for the Irish Stores are inclusive of ancillary retail units (detailed within individual asset summaries) which will be taken under lease by Lidl





LEASE SUMMARY



TENANT
LIDL GREAT BRITAIN LIMITED
AND LIDL IRELAND GMBH



DURATION
25 YEARS



BREAK OPTIONS
IN YEARS 15 AND 20



REVIEW STRUCTURE
5 YEARLY, ANNUALLY COMPOUNDED
RENT REVIEWS* - COLLAR AND CAP OF
1% AND 2.5% RESPECTIVELY



MAINTENANCE & LIABILITIES
FULLY REPAIRING
AND INSURING



PAYMENT / CLOSING
LAND AND BUILDING TRANSFER TO
OCCUR AFTER PRACTICAL COMPLETION
AND FULFILLMENT OF CERTAIN CRITERIA
MET FOR EACH STORE



**SUBLETTING / ASSIGNMENT /
ALIENATION**
PERMITTED WITH LANDLORD'S
PRIOR WRITTEN CONSENT -
NO CONSENT NEEDED TO
SUBLET THE PREMISE



ALTERATIONS BY TENANT
PERMITTED AT TENANT'S RISK AND
EXPENSE AFTER OBTAINING REQUIRED
PERMITS WITH NO IMPACT TO
THE RENT PAYABLE



RIGHT OF FIRST REFUSAL
GRANTED IN FAVOUR OF TENANT
FOR ALL PROPERTY SALES, IF
THE LANDLORD DECIDES TO SELL
INDIVIDUAL PROPERTIES



EXTENSION
LIDL HAVE THE OPTION TO
EXTEND THE LEASE FOR A FURTHER
20 YEARS AT LEASE EXPIRY

LIDL ENGLAND

1,000

Stores

14

Distribution Centres

35,000+

Employees

7.8 %

Market Share



LIDL IRELAND

186

Stores

3

Distribution Centres

5,400+

Employees

14.2 %

Market Share

LIDL ESG



SOLAR PVs

ALL NEW STORES TO INCLUDE
PV PANELS ON THE ROOF



EV CHARGERS

EV CHARGERS AT EVERY
NEW BUILD STORE



ISO 50001 CERTIFIED

BOTH ENGLAND & IRELAND
ARE ISO 50001 CERTIFIED



EPC A+ AND BER A1

ALL NEW STANDARD SPEC
STORES TARGET EPC A+ AND
BER A1 RATING

CONTACTS

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Sources: 1 - Storepoint Geo; 2 - Calibrate; 3 - CBRE Research

Important Information:

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THORNBURY

MIDLAND WAY, BS35 2NT

ASSET OVERVIEW

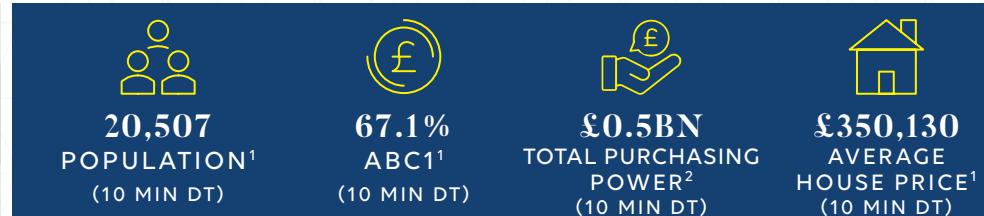
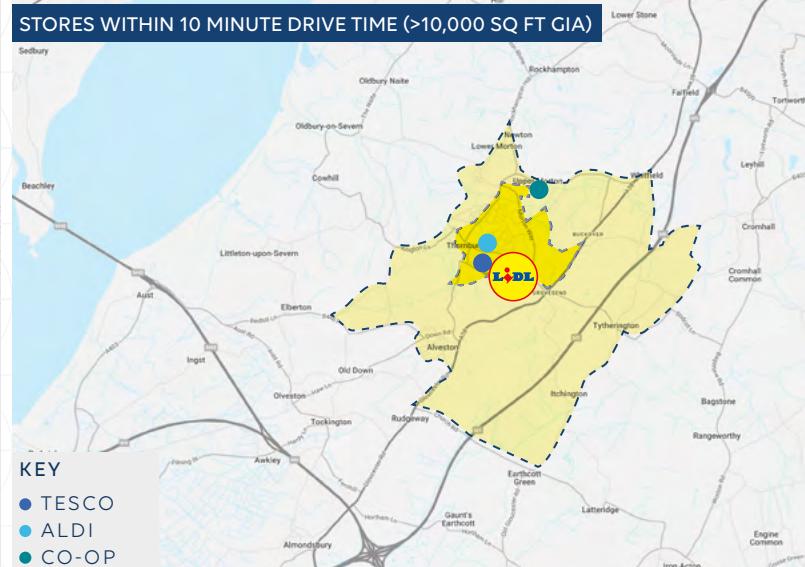
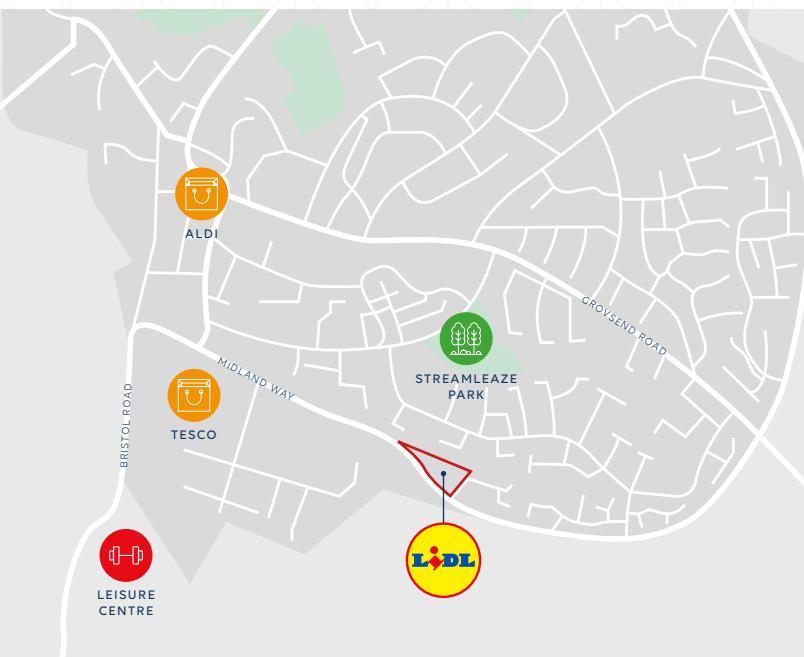
DATE OF CONSTRUCTION / PC:	Q3 2026
SITE AREA:	1.83 acres
TENURE:	Freehold
GIA:	21,388 sq ft / 1,987 sq m
INITIAL RENT:	£427,757 pa
CAR PARKING:	94 spaces, 2 EVCs

SCHEDULE OF FLOOR AREAS

	SQ FT	SQ M
Sales Area	12,788	1,188
Warehouse	4,682	435
Ancillary	3,918	364
Total	21,388	1,987

SUSTAINABILITY FEATURES

- PV Panels on the roof
- LED Lighting (fully automated)
- Target EPC A+



LOCATION

Thornbury is a historic market town located approximately 12 miles north of Bristol and 5 miles from the M4/M5 junction. It serves as a key commuter and community hub for the northern part of the South Gloucestershire region.

The site is situated towards the southern periphery of Thornbury fronting onto Midland Way, a major ring road which serves the area.

CATCHMENT & COMPETITION

Very affluent catchment population. There are only 3 competing supermarkets within the 10 minute drivetime of the subject site. An Aldi (Horseshoe Lane) and a Tesco (Midland Way) to the west. Sainsbury's, M&S, Morrisons and Asda are all unrepresented within the 10 min DT.



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TELFORD

MARSH MEADOWS WAY, TF2 9FW

ASSET OVERVIEW

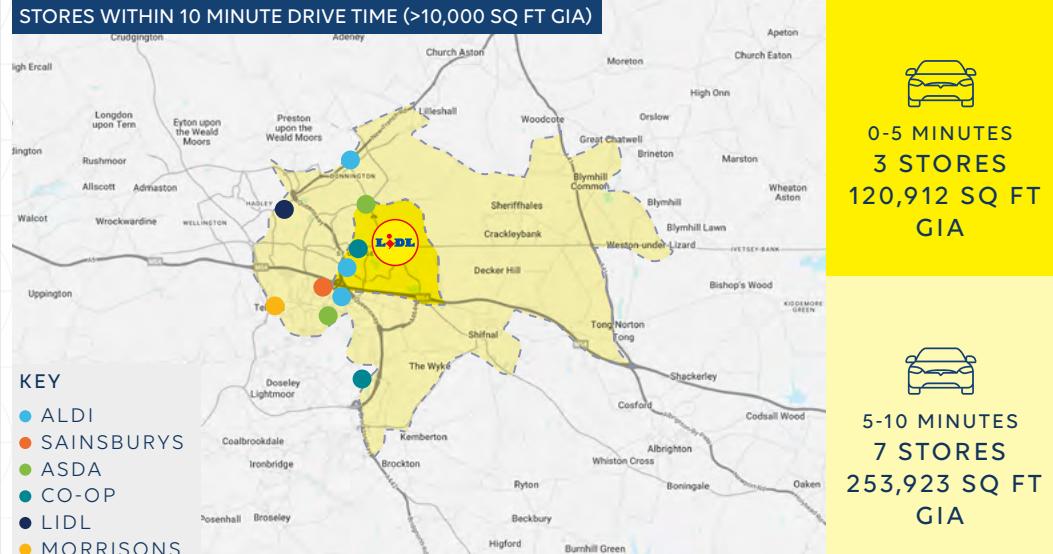
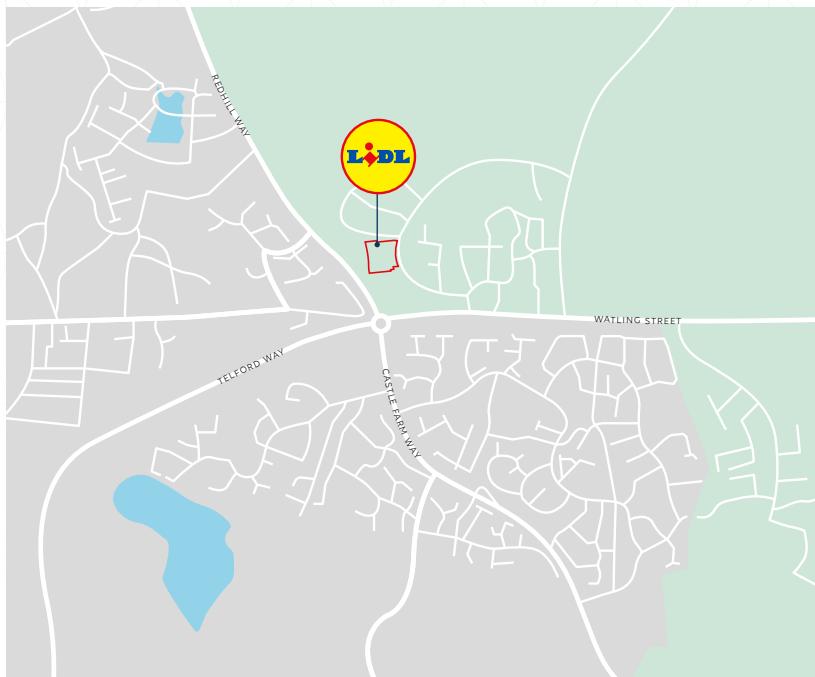
DATE OF CONSTRUCTION / PC:	Q4 2026
SITE AREA:	2.52 acres
TENURE:	Freehold
GIA:	23,519 sq ft / 2,185 sq m
INITIAL RENT:	£423,344 pa
CAR PARKING:	127 spaces, 2 EVCs

SCHEDULE OF FLOOR AREAS

	SQ FT	SQ M
Sales Area	16,318	1,516
Warehouse	4,865	452
Ancillary	2,336	217
Total	23,519	2,185

SUSTAINABILITY FEATURES

- PV Panels on the roof
- LED Lighting (fully automated)
- Target EPC A+



95,689 POPULATION ¹ (10 MIN DT)	48.3 % ABC ¹ (10 MIN DT)	£2.02BN TOTAL PURCHASING POWER ² (10 MIN DT)	£183,239 AVERAGE HOUSE PRICE ¹ (10 MIN DT)
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LOCATION

Telford is the largest town and a major regional centre in the county of Shropshire. The town lies 13 miles east of Shrewsbury and 30 miles northeast of Birmingham. The town benefits from its close proximity to the M54, providing excellent transport links to Birmingham and beyond.

The site fronts Marsh Meadows Way and is located in the heart of a new 450 home, 76 acres site development project called The Quarters.

CATCHMENT & COMPETITION

Dense catchment population that has experienced significant growth, with £441m inward investment and 2,223 new jobs created from the Telford Land Deal. Primary competition within the immediate catchment population is from the west via a Co-op (Stafford Street), Aldi (Holyhead Road) and an Asda (St George's Road).



0-5 MINUTES
3 STORES
120,912 SQ FT
GIA



5-10 MINUTES
7 STORES
253,923 SQ FT
GIA



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



BURTON LATIMER

CRANFORD ROAD, NN15 5LZ

ASSET OVERVIEW

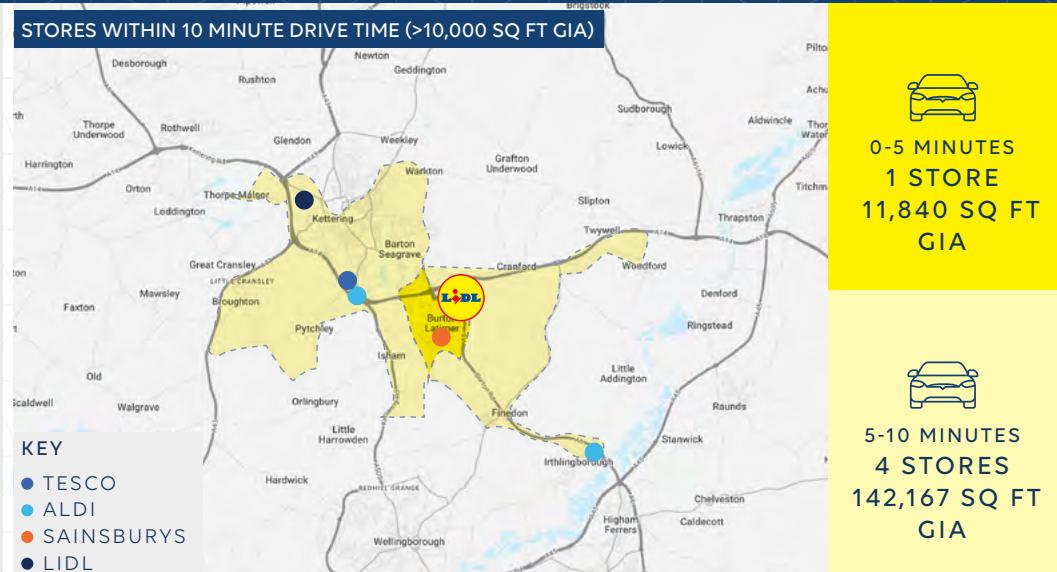
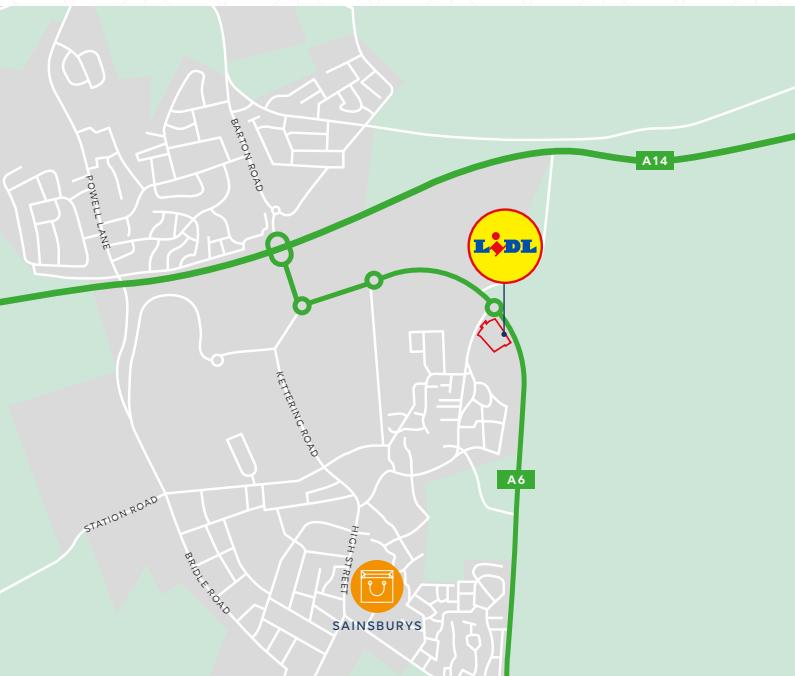
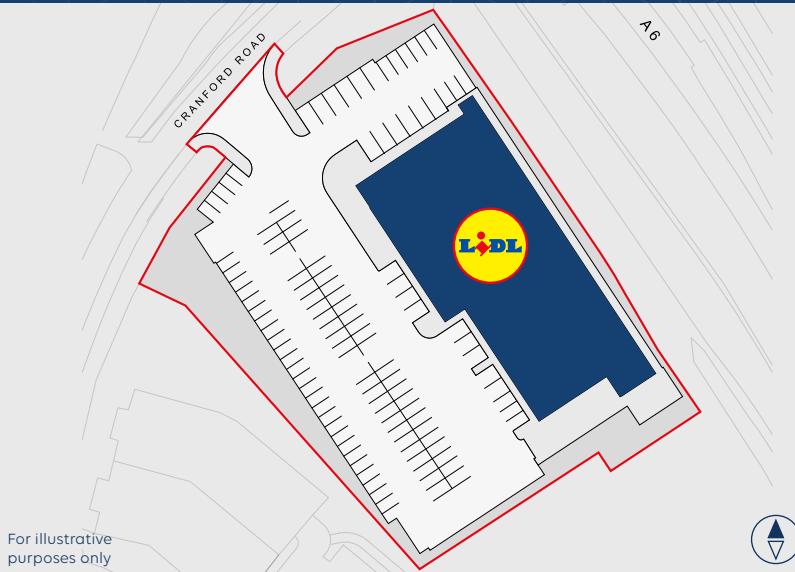
DATE OF CONSTRUCTION / PC:	Q3 2026
SITE AREA:	2.22 acres
TENURE:	Freehold
GIA:	23,519 sq ft / 2,185 sq m
INITIAL RENT:	£423,344 pa
CAR PARKING:	120 spaces, 6 EVCs

SCHEDULE OF FLOOR AREAS

	SQ FT	SQ M
Sales Area	16,318	1,516
Warehouse	4,865	452
Ancillary	2,336	217
Total	23,519	2,185

SUSTAINABILITY FEATURES

- PV Panels on the roof
- LED Lighting (fully automated)
- Target EPC A+



	63,883 POPULATION ¹ (10 MIN DT)		54.6 % ABC ¹ (10 MIN DT)		£1.86BN TOTAL PURCHASING POWER ² (10 MIN DT)		£229,396 AVERAGE HOUSE PRICE ¹ (10 MIN DT)
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LOCATION

Burton Latimer is a town in north Northamptonshire, 17 miles northeast of Northampton. The town benefits from excellent connectivity via the A14, a key regional transport corridor.

The site is situated towards the north east of the town, fronting onto Cranford Road and the A6, providing outstanding visibility from one of the major arterial roads for the area.

CATCHMENT & COMPETITION

Dense catchment population, with very limited foodstore provisions serving the immediate catchment and residents of Burton Latimer. The only competition in the immediate catchment is from a smaller format Sainsbury's store (Burton Latimer High Street). Outside of this the stores within the catchment serve Kettering to the North West and Wellingborough to the South West.



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TILBURY

ST CHADS ROAD, RM18 8HA

ASSET OVERVIEW

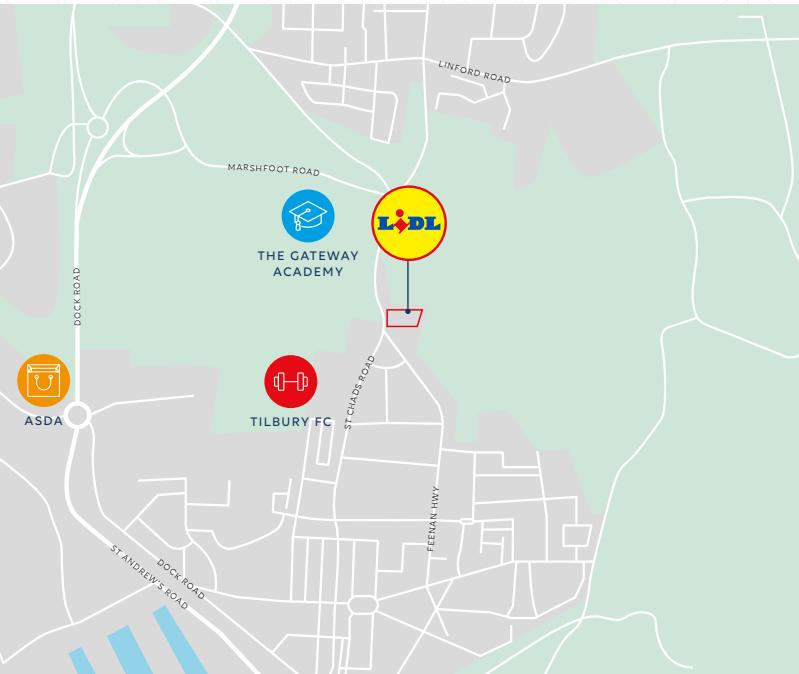
DATE OF CONSTRUCTION / PC:	Q3 2026
SITE AREA:	2.57 acres
TENURE:	Freehold
GIA:	23,519 sq ft / 2,185 sq m
INITIAL RENT:	£435,104 pa
CAR PARKING:	123 spaces, 2 EVCs

SCHEDULE OF FLOOR AREAS

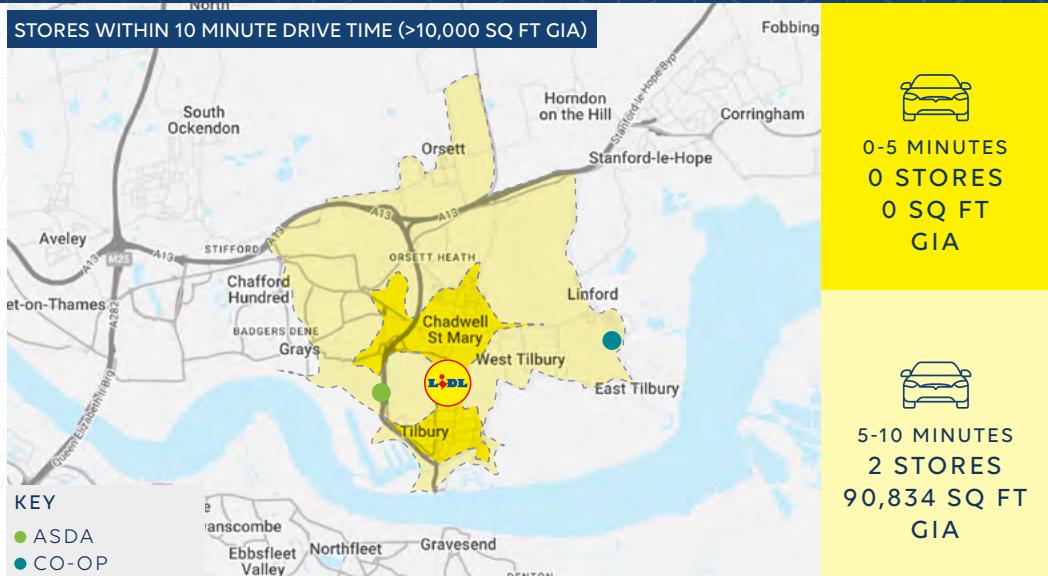
	SQ FT	SQ M
Sales Area	16,318	1,516
Warehouse	4,865	452
Ancillary	2,336	217
Total	23,519	2,185

SUSTAINABILITY FEATURES

- PV Panels on the roof
- LED Lighting (fully automated)
- Target EPC A+



STORES WITHIN 10 MINUTE DRIVE TIME (>10,000 SQ FT GIA)



69,370
POPULATION¹
(10 MIN DT)

43.7 %
ABC¹
(10 MIN DT)

£1.89BN
TOTAL PURCHASING
POWER²
(10 MIN DT)

£285,334
AVERAGE
HOUSE PRICE¹
(10 MIN DT)

LOCATION

Tilbury a town in Essex, 26 miles from Central London, offering strong connectivity to Central London. The A13 connects the town to major towns and cities such as Chelmsford, Colchester and beyond.

The site is located in between Tilbury and Chadwell St Mary, prominently fronting onto St Chads Road.

CATCHMENT & COMPETITION

There is no foodstore provision within a 5 minute drive time of the subject property. The nearest foodstore competition comes from an Asda (Thurrock Park Way) a 7 minute drive time to the west of the subject property.



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CORBY

ARNSLEY ROAD, NN17 5QW

ASSET OVERVIEW

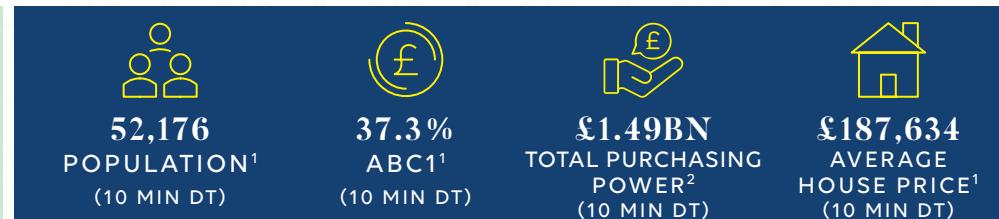
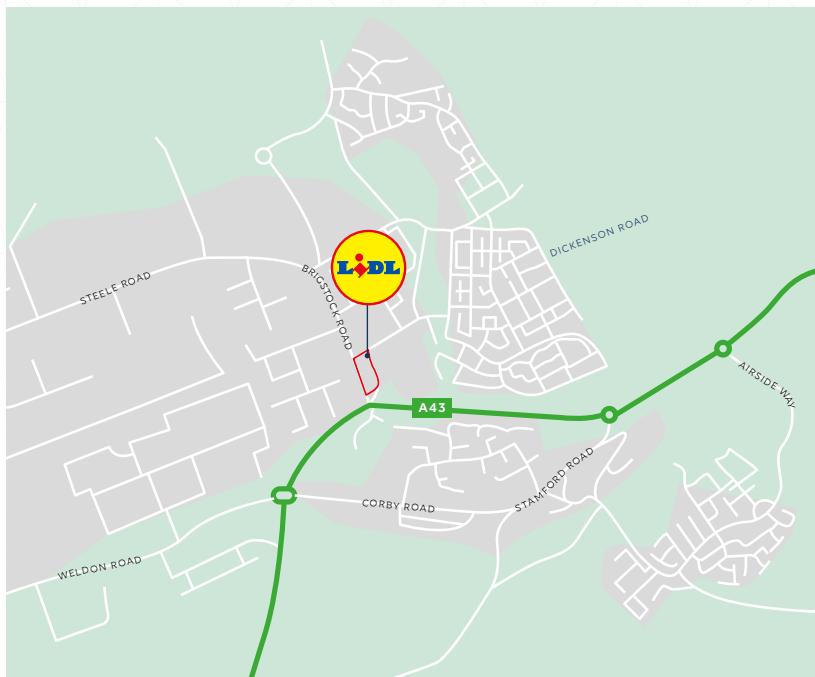
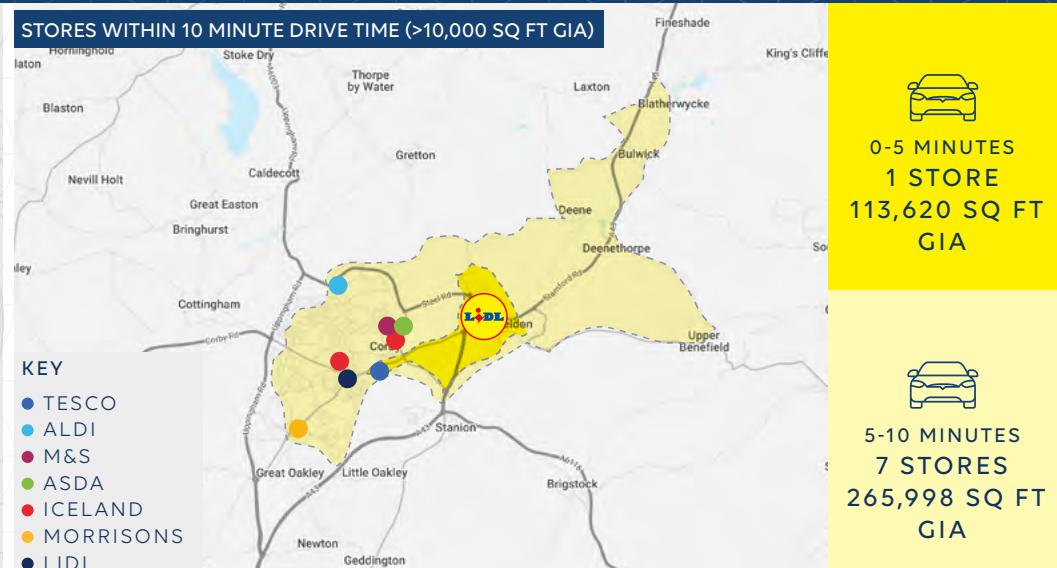
DATE OF CONSTRUCTION / PC:	Q3 2026
SITE AREA:	1.89 acres
TENURE:	Freehold
GIA:	21,506 sq ft / 1,998 sq m
INITIAL RENT:	£387,113 pa
CAR PARKING:	107 spaces, 6 EVCs

SCHEDULE OF FLOOR AREAS

	SQ FT	SQ M
Sales Area	14,359	1,334
Warehouse	4,607	428
Ancillary	2,540	236
Total	21,506	1,998

SUSTAINABILITY FEATURES

- PV Panels on the roof
- LED Lighting (fully automated)
- Target EPC A+



LOCATION

Corby is 25 miles north east of Northampton and benefits from its central location within the UK. Corby's location offers excellent connectivity to major road networks, including the A14 and A43.

The site has a prominent position fronting both Arnsley and Brigstock road, providing easy access to the A43.

CATCHMENT & COMPETITION

The nearest foodstore competition comes from the Tesco (Oakley Road), a 5 minute drive to the west of the subject property. There is no foodstore provision serving the residential area of Weldon, immediately to the east of the subject property.



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



SWANLEY

LONDON ROAD, BR8 8TH

ASSET OVERVIEW

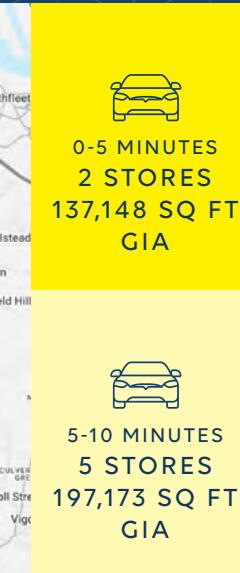
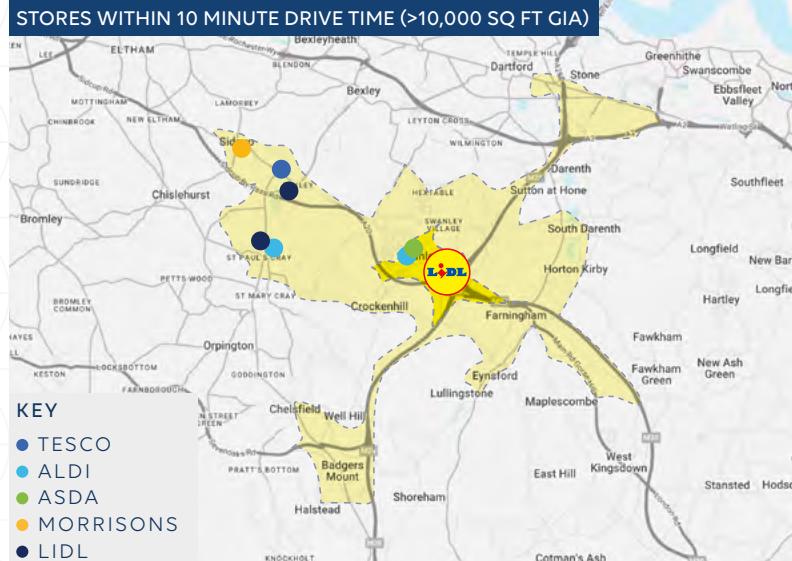
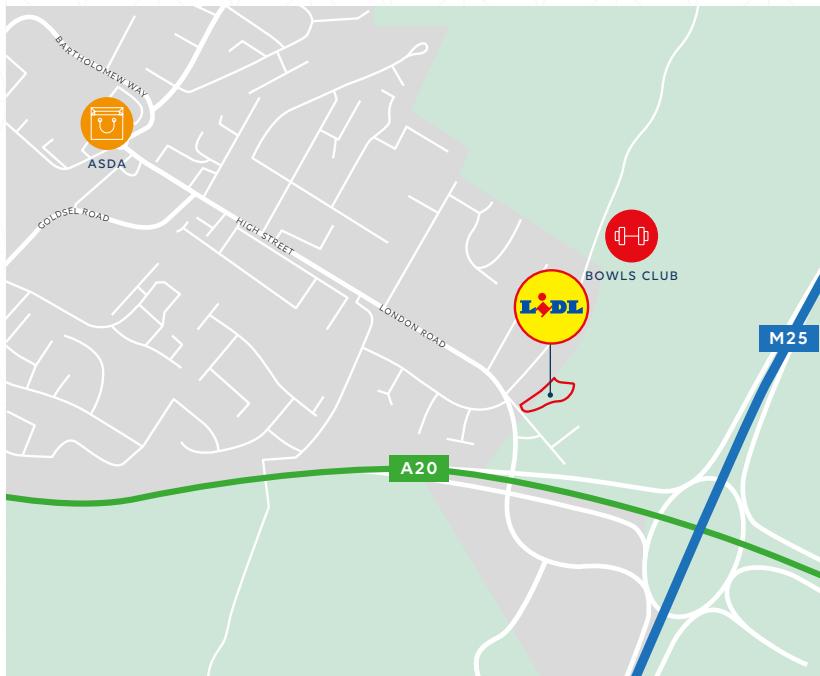
DATE OF CONSTRUCTION / PC:	Q2 2026
SITE AREA:	2.02 acres
TENURE:	Freehold
GIA:	24,230 sq ft / 2,251 sq m
INITIAL RENT:	£496,706 pa
CAR PARKING:	88 spaces, 2 EVCs

SCHEDULE OF FLOOR AREAS

	SQ FT	SQ M
Sales Area	16,340	1,518
Warehouse	5,188	482
Ancillary	2,702	251
Total	24,230	2,251

SUSTAINABILITY FEATURES

- PV Panels on the roof
- LED Lighting (fully automated)
- Target EPC A+



	78,126 POPULATION ¹ (10 MIN DT)		53.5 % ABC ¹ (10 MIN DT)		£2.92BN TOTAL PURCHASING POWER ² (10 MIN DT)		£385,136 AVERAGE HOUSE PRICE ¹ (10 MIN DT)
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LOCATION

Swanley is situated in Kent, 20 miles south east of London city centre. The site, which will form part of a new development including a roundabout and road networks, is situated next to Junction 3 of the M25.

Swanley is undergoing multiple development projects such as a new hotel, with plans being submitted to build 277 new homes off Maidstone road.

CATCHMENT & COMPETITION

Dense Greater London catchment population, with house prices above the GB average. The nearest foodstore competition comes from an Asda (London Road) and Aldi (St Marys Road) within a 5 minute drive from the subject property.



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



ISLE OF SHEPPEY

QUEENSBOROUGH ROAD, ME12 3RJ

ASSET OVERVIEW

DATE OF CONSTRUCTION / PC: Q3 2026

SITE AREA: 3.32 acres

TENURE: Freehold

GIA: 23,519 sq ft / 2,185 sq m

INITIAL RENT: £446,863 pa

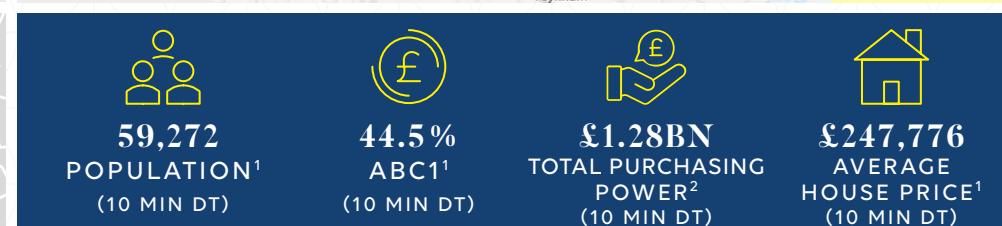
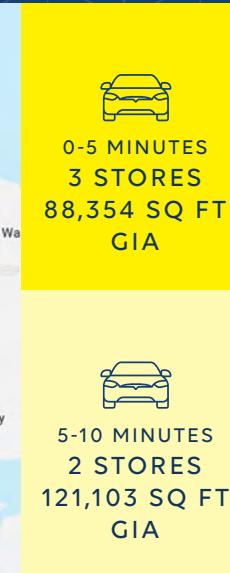
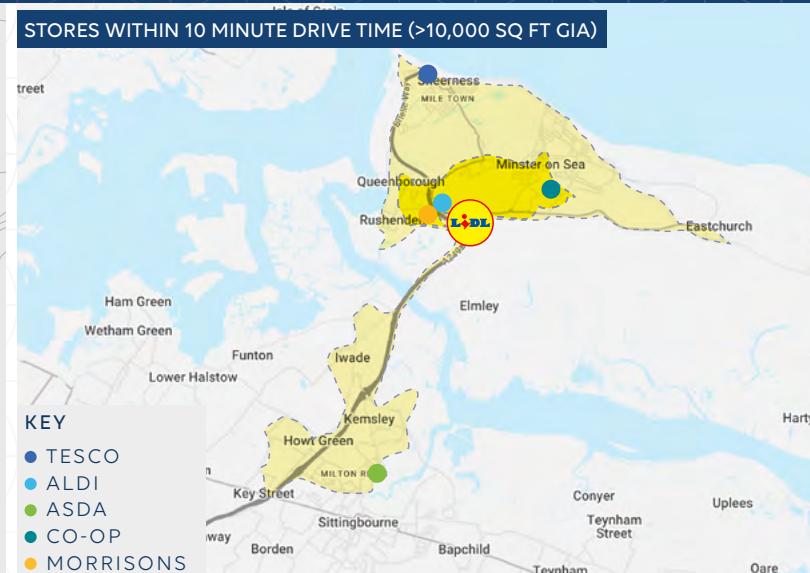
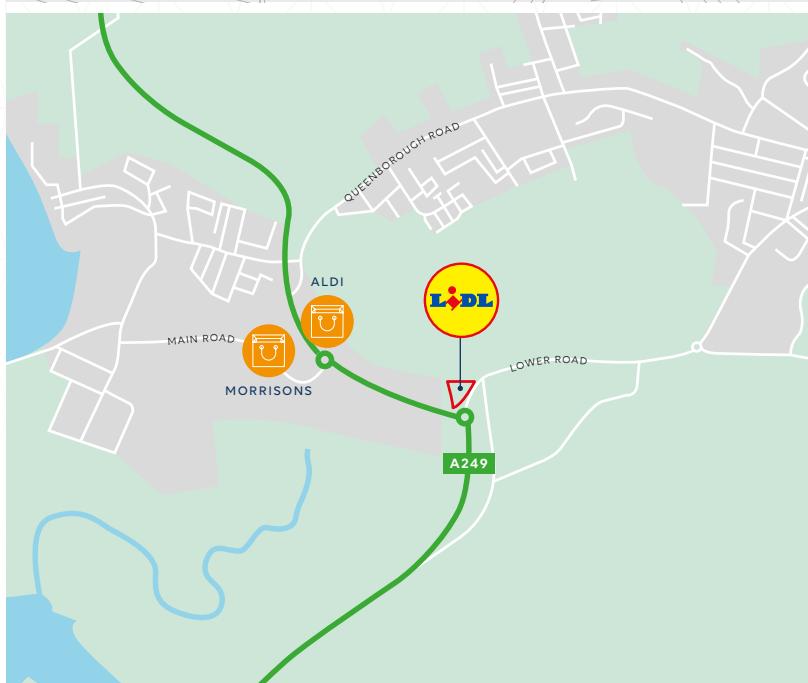
CAR PARKING: 119 spaces, 2 EVCs

SCHEDULE OF FLOOR AREAS

	SQ FT	SQ M
Sales Area	16,318	1,516
Warehouse	4,865	452
Ancillary	2,336	217
Total	23,519	2,185

SUSTAINABILITY FEATURES

- PV Panels on the roof
- LED Lighting (fully automated)
- Target EPC A+



LOCATION

The Isle of Sheppey is an island off the northern coast of Kent. It benefits from its proximity to the A2 and M2, providing links to London and the wider South East. The location is undergoing substantial regeneration, including the approved new 650-home estate off Scokes Road, potential development at Cowstead Farm, and a new business park.

The site is directly off the A249 roundabout, the sole access point to the island. There is a Screwfix and light industrial unit immediately to the west of the subject site.

CATCHMENT & COMPETITION

Rural catchment population with house prices above the GB average. The nearest foodstore competition comes from an Aldi (Neats Court) and Morrisons (Neats Court) to the west of the subject property.



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



STOCKPORT

WELLINGTON ROAD, SK4 2QH

ASSET OVERVIEW

DATE OF CONSTRUCTION / PC: Q3 2026

SITE AREA: 2.09 acres

TENURE: Freehold

GIA: 24,003 sq ft / 2,230 sq m

INITIAL RENT: £432,063 pa

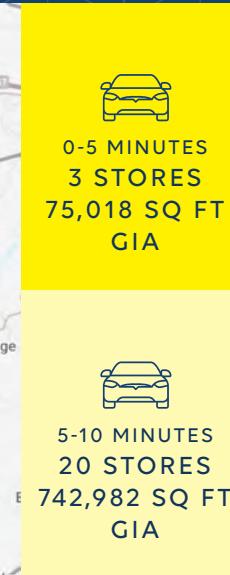
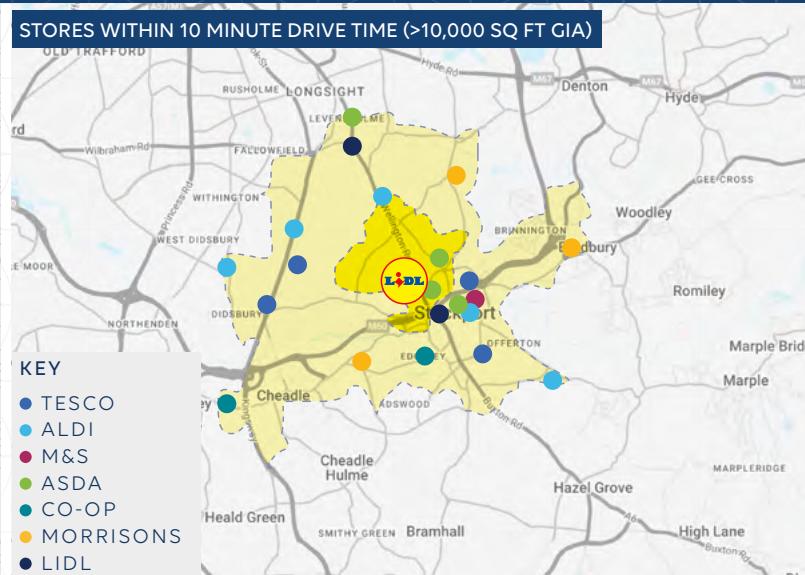
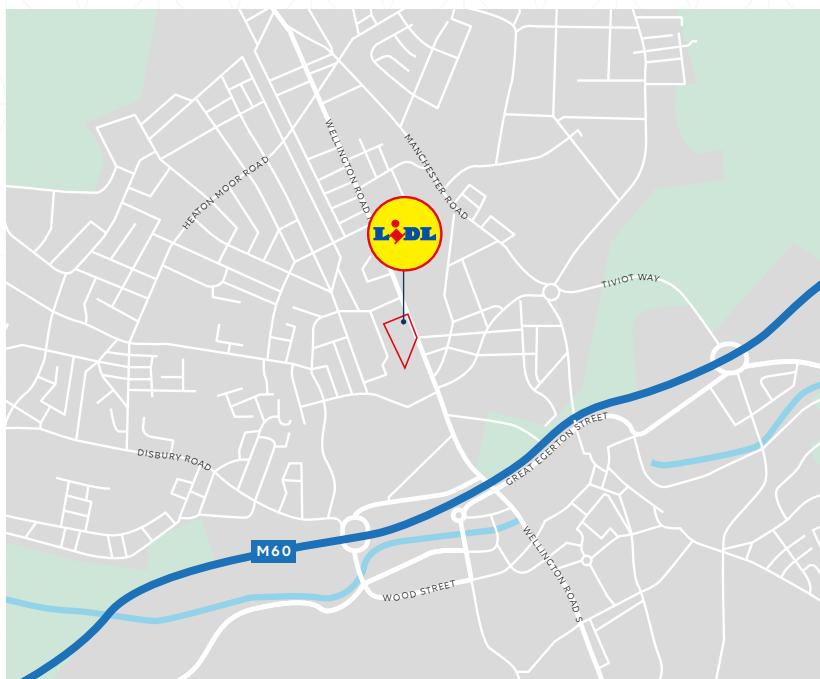
CAR PARKING: 98 spaces, 6 EVCs

SCHEDULE OF FLOOR AREAS

	SQ FT	SQ M
Sales Area	15,446	1,435
Warehouse	6,146	571
Ancillary	2,411	224
Total	24,003	2,230

SUSTAINABILITY FEATURES

- PV Panels on the roof
- LED Lighting (fully automated)
- Target EPC A+



171,020
POPULATION¹
(10 MIN DT)

55.5 %
ABC¹
(10 MIN DT)

£4.82BN
TOTAL PURCHASING
POWER²
(10 MIN DT)

£210,454
AVERAGE
HOUSE PRICE¹
(10 MIN DT)

LOCATION

Stockport, a town 7 miles south east of Manchester city centre is well-served by rail and road networks, including the M60 and A6.

The site is easily accessible off the A6, is near Stockport station and benefits from the ongoing regeneration in the Stockport area. Key projects like Shores Fold, the "Active Neighbourhood" trial, and Weir Mill's conversion are underway, with 4,000 new homes planned, including Stockport 8 neighbourhood.

CATCHMENT & COMPETITION

Extremely dense catchment population, with 171,020 people living within a 10 minute drive time. Only competition within a 5 min drive time from Asda (Hamilton Square and Manchester Road) and Aldi (Waybrook Road). Wider competition profile in line with the dense catchment population.



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



CHORLTON

NELL LANE, M21 7SP

ASSET OVERVIEW

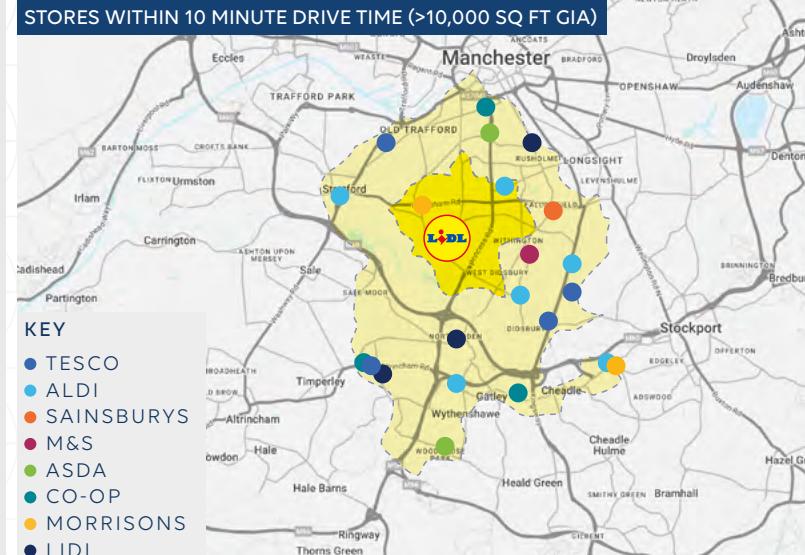
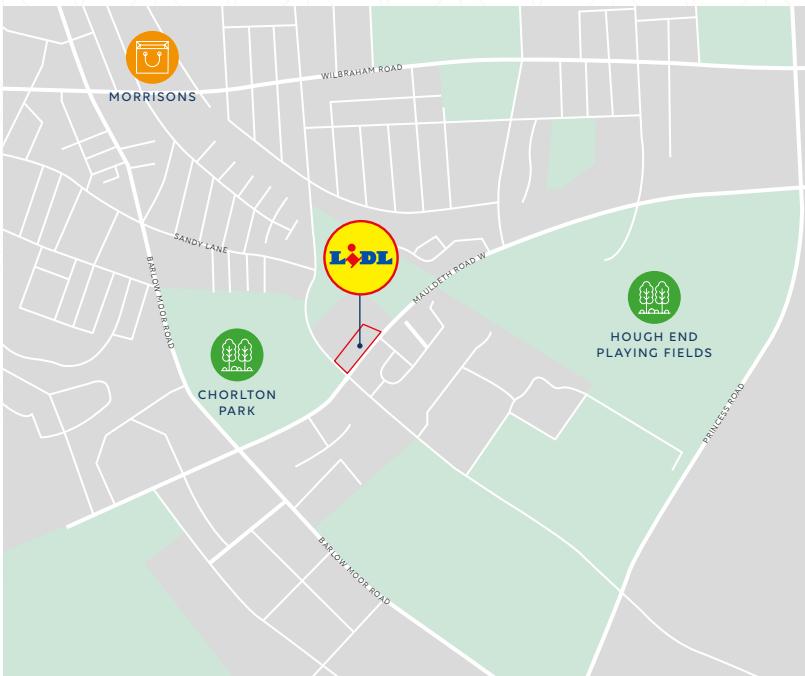
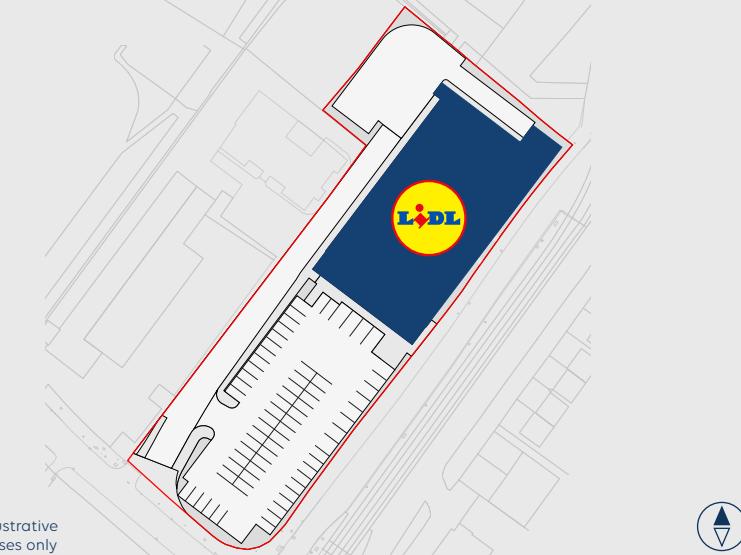
DATE OF CONSTRUCTION / PC:	Q4 2026
SITE AREA:	1.70 acres
TENURE:	Freehold
GIA:	22,529 sq ft / 2,093 sq m
INITIAL RENT:	£428,048 pa
CAR PARKING:	76 spaces, 2 EVCs

SCHEDULE OF FLOOR AREAS

	SQ FT	SQ M
Sales Area	15,651	1,454
Warehouse	4,499	418
Ancillary	2,379	221
Total	22,529	2,093

SUSTAINABILITY FEATURES

- PV Panels on the roof
- LED Lighting (fully automated)
- Target EPC A+



0-5 MINUTES
2 STORES
47,036 SQ FT
GIA

5-10 MINUTES
20 STORES
819,612 SQ FT
GIA

313,105 POPULATION ¹ (10 MIN DT)	65.4 % ABC ¹ (10 MIN DT)	£4.73BN TOTAL PURCHASING POWER ² (10 MIN DT)	£224,395 AVERAGE HOUSE PRICE ¹ (10 MIN DT)
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LOCATION

Chorlton is a suburb of Manchester situated c.5 miles south of the city centre. The area benefits from the Metrolink and frequent bus services, providing easy access to the city centre and surrounding area.

Positioned in a densely populated area with many young professionals and families. The Chorlton Cross development plan includes 262 new homes across six blocks ranging from four to ten stories at the former shopping centre site.

CATCHMENT & COMPETITION

Extremely dense Greater Manchester catchment population, with 313,105 people within a 10 minute drive time. The competition profile is in line with the dense urban location, however the only competition within a 5 minute drive time from Morrisons (Wilbraham Road) and Aldi (Lloyd Street South).



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GREAT SUTTON

CHESTER ROAD, CH66 3SP

ASSET OVERVIEW

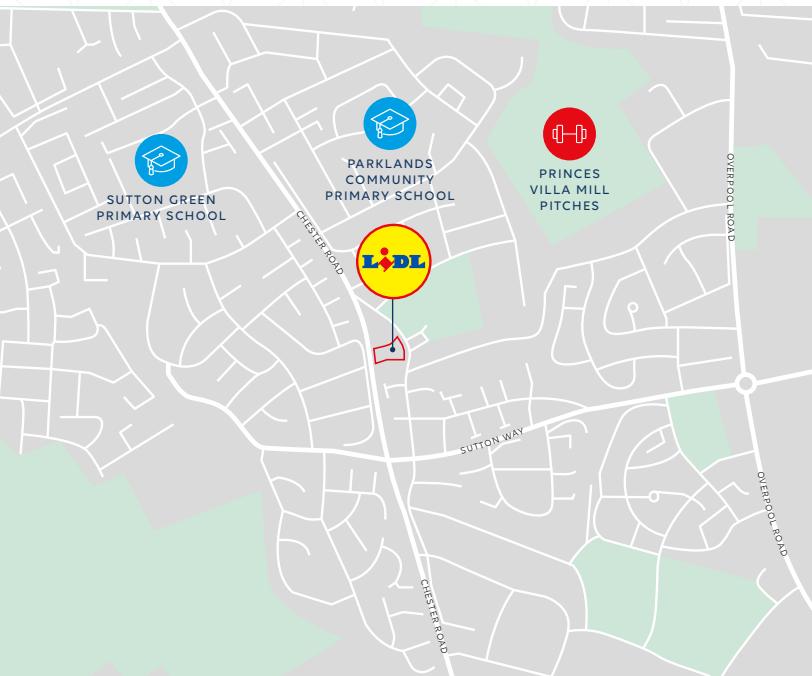
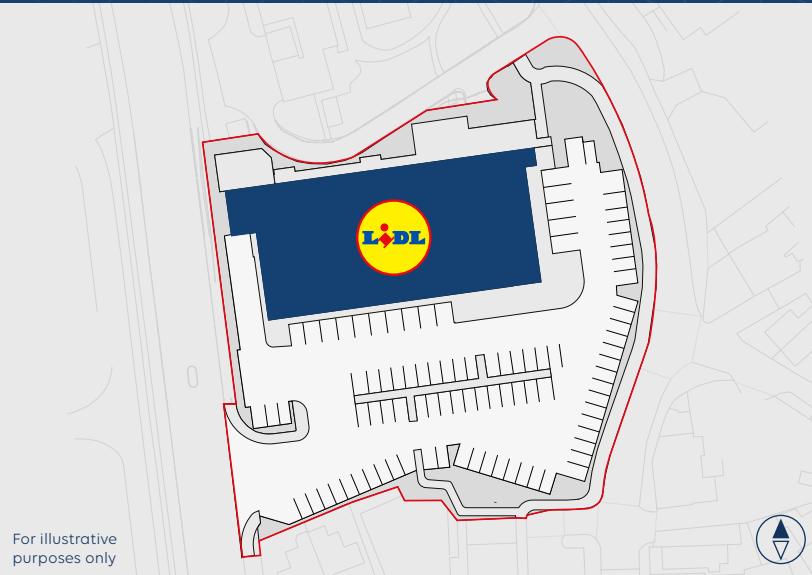
DATE OF CONSTRUCTION / PC:	Q3 2026
SITE AREA:	1.81 acres
TENURE:	Freehold
GIA:	19,816 sq ft / 1,841 sq m
INITIAL RENT:	£356,694 pa
CAR PARKING:	95 spaces, 2 EVCs

SCHEDULE OF FLOOR AREAS

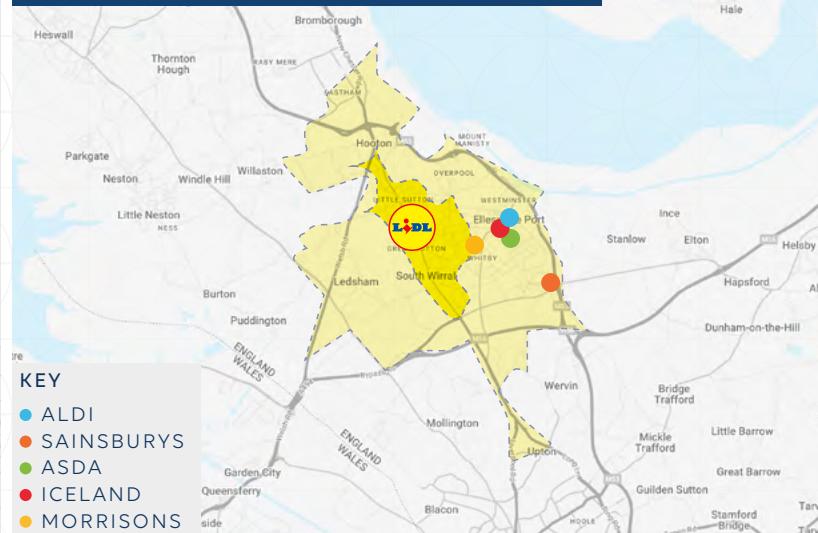
	SQ FT	SQ M
Sales Area	13,186	1,225
Warehouse	3,961	368
Ancillary	2,669	248
Total	19,816	1,841

SUSTAINABILITY FEATURES

- PV Panels on the roof
- LED Lighting (fully automated)
- Target EPC A+



STORES WITHIN 10 MINUTE DRIVE TIME (>10,000 SQ FT GIA)



0-5 MINUTES
0 STORES
0 SQ FT
GIA



5-10 MINUTES
5 STORES
341,846 SQ FT
GIA



78,425
POPULATION¹
(10 MIN DT)



46.6 %
ABC¹
(10 MIN DT)



£1.71BN
TOTAL PURCHASING
POWER²
(10 MIN DT)



£197,686
AVERAGE
HOUSE PRICE¹
(10 MIN DT)

LOCATION

Great Sutton is located in Cheshire, 7 miles north of Chester and 11 miles south of Liverpool. The area is well-served by road networks, including the A41, providing easy access to Chester, Ellesmere Port, and Liverpool.

The site is situated within a well-defined and expanding residential area, with major developments underway on Ledsham Road and planned new residential units on Mill Lane.

CATCHMENT & COMPETITION

There is no foodstore competition within a 7 minute drive time of the subject property, with the nearest store being the Morrisons (Chester Street) an 8 minute drive to the east. Within the catchment there is no foodstore competition to the west of the subject store, therefore it will benefit from exclusively serving this residential area.



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



MANCHESTER

WIMSLOW ROAD, M14 5LN

ASSET OVERVIEW

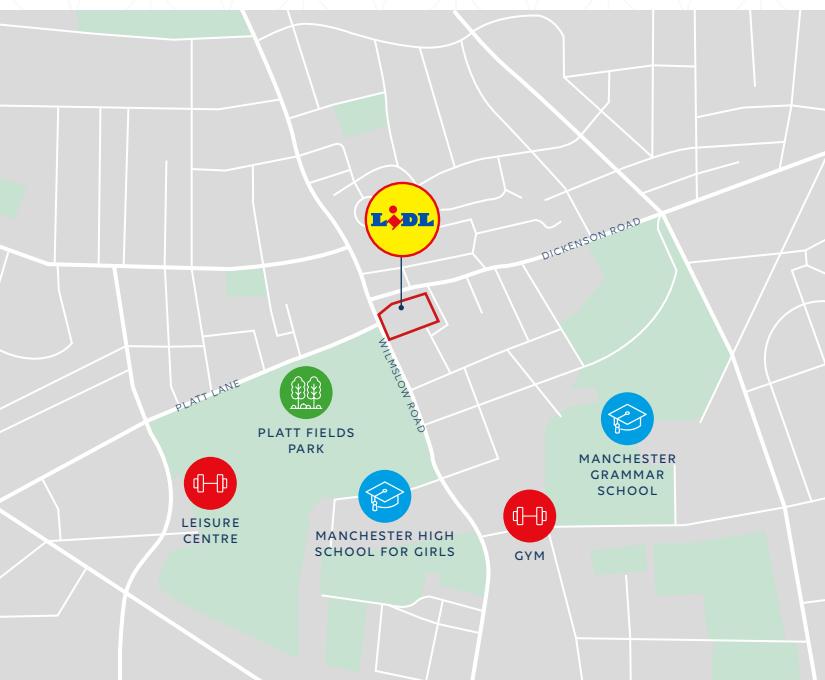
DATE OF CONSTRUCTION / PC:	Q4 2026
SITE AREA:	1.63 acres
TENURE:	Freehold
GIA:	22,690 sq ft / 2,108 sq m
INITIAL RENT:	£419,771 pa
CAR PARKING:	89 spaces, 2 EVCs

SCHEDULE OF FLOOR AREAS

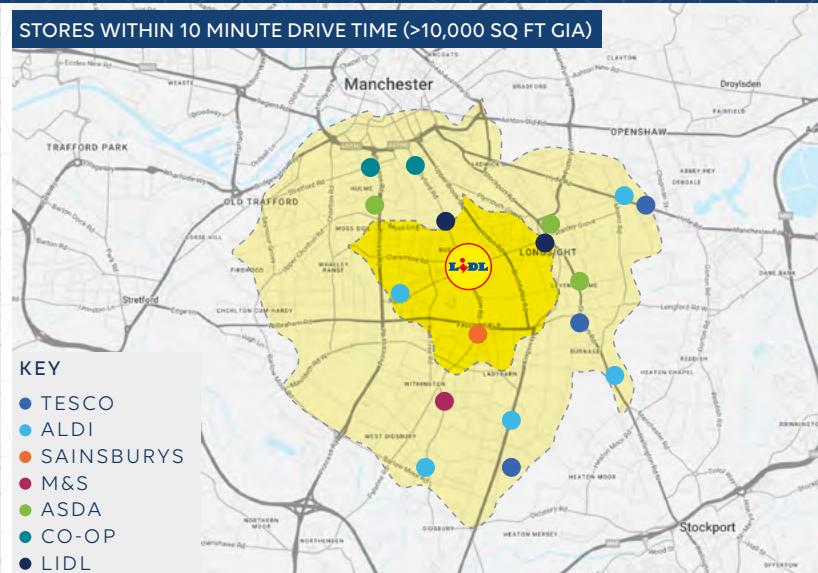
	SQ FT	SQ M
Sales Area	13,520	1,256
Warehouse	6,329	588
Ancillary	2,842	264
Total	22,690	2,108

SUSTAINABILITY FEATURES

- PV Panels on the roof
- LED Lighting (fully automated)
- Target EPC A+



STORES WITHIN 10 MINUTE DRIVE TIME (>10,000 SQ FT GIA)



282,568
POPULATION¹
(10 MIN DT)

59.4 %
ABC¹
(10 MIN DT)

£5.11BN
TOTAL PURCHASING
POWER²
(10 MIN DT)

£205,458
AVERAGE
HOUSE PRICE¹
(10 MIN DT)

LOCATION

Located 4.5 miles south of Manchester city centre, the site faces Platt Fields Park, between Princess Road and Kingsway, major arterial roads serving the area south of Manchester.

There are multiple residential developments underway in south Manchester, including Two Didsbury Point (76 houses, NHS practice, completion Spring 2026, c. 15 minutes away) and a planned 422 social rent homes in Wythenshawe.

CATCHMENT & COMPETITION

Highly affluent and dense catchment location, with 61.7% of people within the immediate 5 min drive time being within the top ABC1 socio-demographic groups.

Competition profile in line with the dense Manchester catchment population. Only competition within a 5 min DT Sainsbury's (Wimslow Road), Aldi (Lloyd Street South) and Lidl (Wimslow Road & Stanley Grove).



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GREAT DUNMOW

STORTFORD ROAD, CM6 1WY

ASSET OVERVIEW

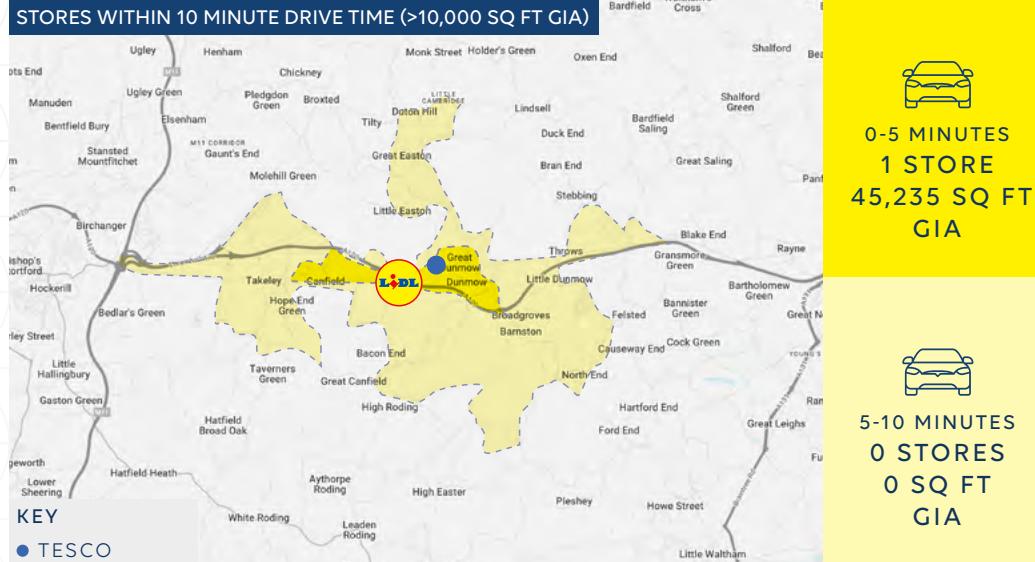
DATE OF CONSTRUCTION / PC:	Q3 2026
SITE AREA:	3.07 acres
TENURE:	Freehold
GIA:	23,508 sq ft / 2,184 sq m
INITIAL RENT:	£446,659 pa
CAR PARKING:	123 spaces, 2 EVCs

SCHEDULE OF FLOOR AREAS

	SQ FT	SQ M
Sales Area	16,458	1,529
Warehouse	4,629	430
Ancillary	2,422	225
Total	23,508	2,184

SUSTAINABILITY FEATURES

- PV Panels on the roof
- LED Lighting (fully automated)
- Target EPC A+



25,958 POPULATION ¹ (10 MIN DT)	62.7 % ABC1 ¹ (10 MIN DT)	£0.72BN TOTAL PURCHASING POWER ² (10 MIN DT)	£447,720 AVERAGE HOUSE PRICE ¹ (10 MIN DT)
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LOCATION

Great Dunmow is a town in Essex, located 43 miles north east of London, 28 miles east of Colchester and 5 miles from Stansted Airport. It is very well connected, located just off the A120.

The site is situated directly off the A120 and is visible from the main roundabout leading onto Stortford Road, the primary road connecting the town to the nearby area.

CATCHMENT & COMPETITION

Highly affluent catchment location, with 61.2% of people within the immediate 5 minute drive time being within the top ABC1 socio-demographic groups.

Very little competition with only Tesco (Stortford Road) represented within a 10 minute drive time.



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HUDDERSFIELD

BLACKMOORFOOT ROAD, HD4 5RA

ASSET OVERVIEW

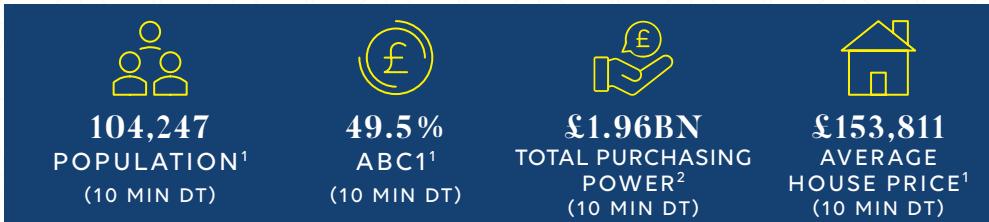
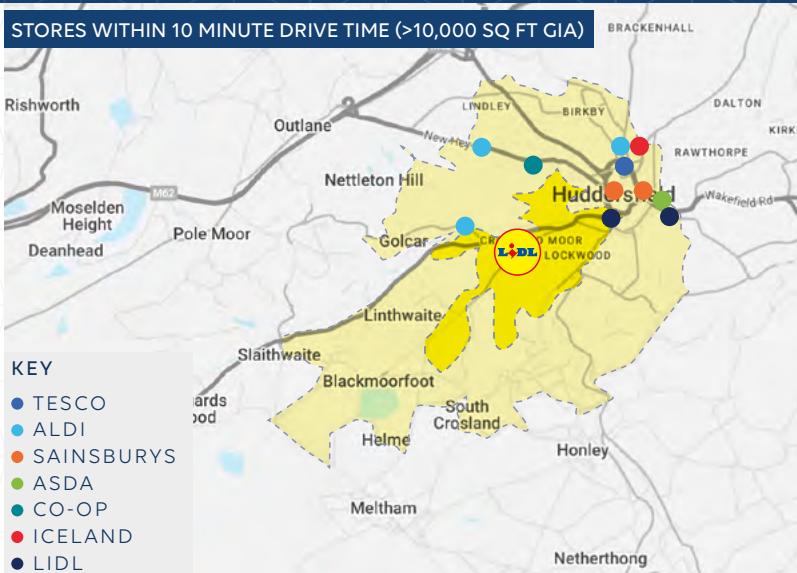
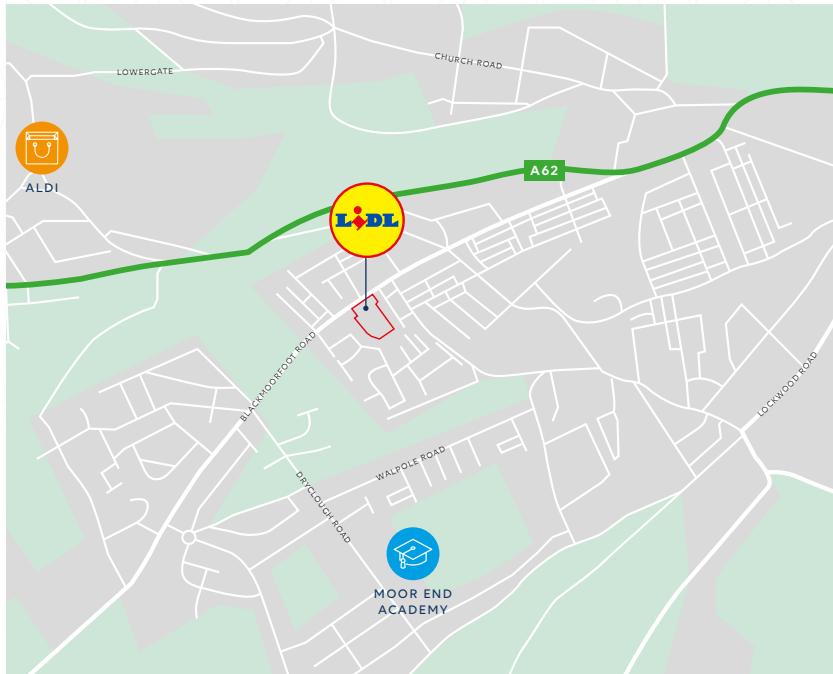
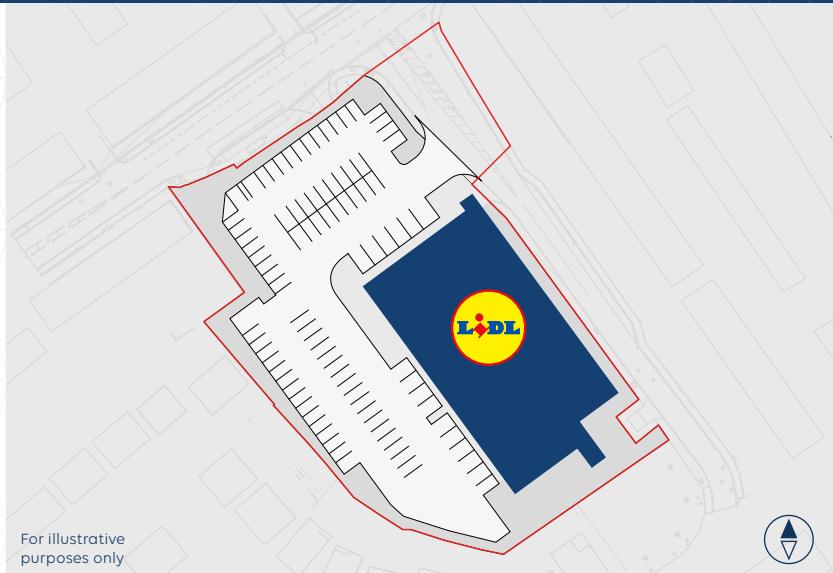
DATE OF CONSTRUCTION / PC:	Q4 2026
SITE AREA:	1.78 acres
TENURE:	Freehold
GIA:	21,528 sq ft / 2,000 sq m
INITIAL RENT:	£376,737 pa
CAR PARKING:	93 spaces, 2 EVCs

SCHEDULE OF FLOOR AREAS

	SQ FT	SQ M
Sales Area	14,327	1,331
Warehouse	4,908	456
Ancillary	2,293	213
Total	21,528	2,000

SUSTAINABILITY FEATURES

- PV Panels on the roof
- LED Lighting (fully automated)
- Target EPC A+



LOCATION

Huddersfield is a town in West Yorkshire, approximately 14 miles north east of Leeds. The town benefits from being in close proximity to the M62 motorway.

The site is located on Blackmoorfoot road, which connects the centre of Huddersfield to Blackmoorfoot. The area is mainly residential with the site backing onto school grounds. There is a £1 billion investment plan across the Huddersfield area which includes projects to transform the town centre and improve transport links.

CATCHMENT & COMPETITION

Dense catchment population with 104,247 people within the 10 minute drive time. Very limited foodstore competition with only Lidl (Castlegate Manchester Road) operating a store within the 5 minute drive time.

The subject property will benefit from being the sole foodstore offering for the residents to the south of the property.



CHESTER-LE-STREET

PICKTREE LANE, DH3 3SY

ASSET OVERVIEW

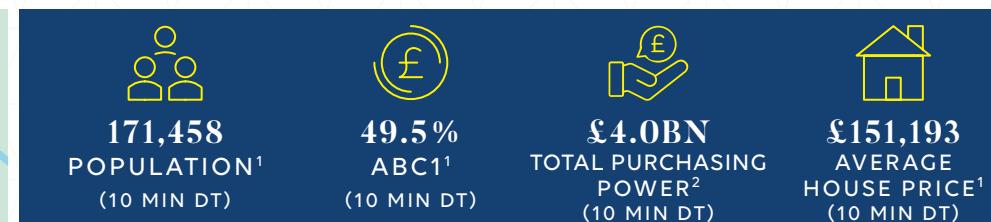
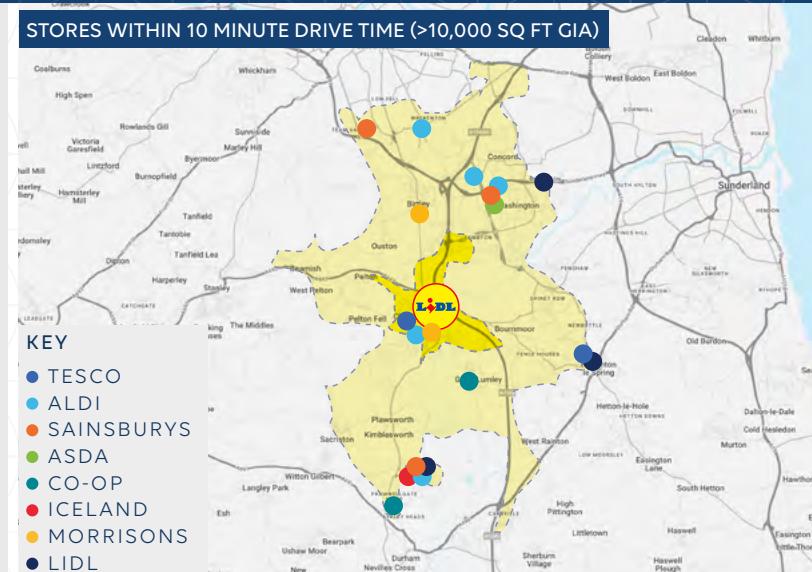
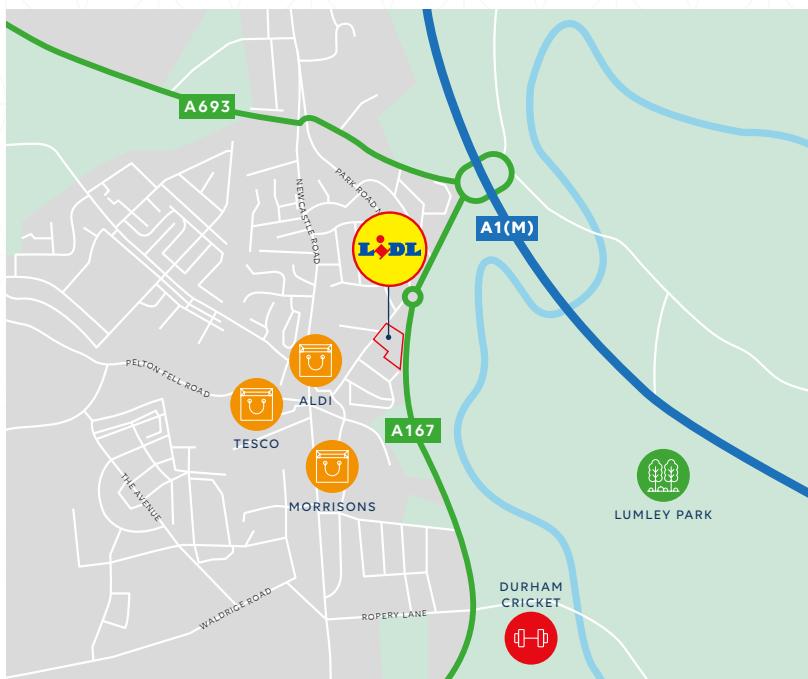
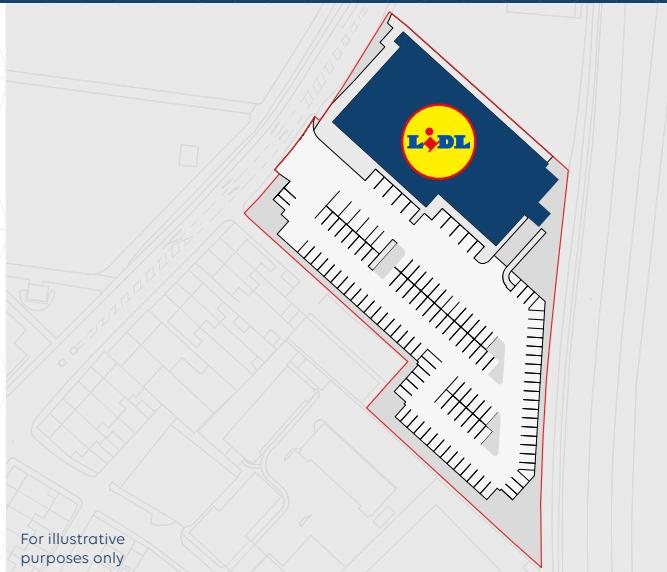
DATE OF CONSTRUCTION / PC:	Q4 2026
SITE AREA:	2.03 acres
TENURE:	Freehold
GIA:	20,828 sq ft / 1,935 sq m
INITIAL RENT:	£354,078 pa
CAR PARKING:	124 spaces, 2 EVCs

SCHEDULE OF FLOOR AREAS

	SQ FT	SQ M
Sales Area	14,359	1,334
Warehouse	4,123	383
Ancillary	2,347	218
Total	20,828	1,935

SUSTAINABILITY FEATURES

- PV Panels on the roof
- LED Lighting (fully automated)
- Target EPC A+



LOCATION

Chester-Le-Street is a market town in Durham, north east England. The town is situated 6 miles north of Durham and 8 miles south of Newcastle. It is located close to the A1 motorway (Junction 63) and the A167, making it a key commuter area for the region.

The site is directly off the A167 roundabout that leads onto Park Road. The site is located in close proximity and directly to the east of Chester-Le-Street town centre.

CATCHMENT & COMPETITION

Dense catchment population with 171,458 people living within a 10 minute drive time of the subject property. The only competing stores which serve Chester-Le-Street are Aldi (Picktree Lane), Tesco (North Burns) and Morrisons (St Cuthberts Walk Shopping Centre).



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



DUNDALK

CO LOUTH
AVENUE ROAD

ASSET OVERVIEW

DATE OF CONSTRUCTION / PC:	Q4 2026
SITE AREA:	2.50 acres
TENURE:	Freehold
GIA:	27,157 sq ft / 2,523 sq m
INITIAL RENT:	€600,964 pa
CAR PARKING:	134 spaces, 2 EVCs

GIA and rent inclusive of ancillary retail units as set out in schedule of floor areas

SCHEDULE OF FLOOR AREAS

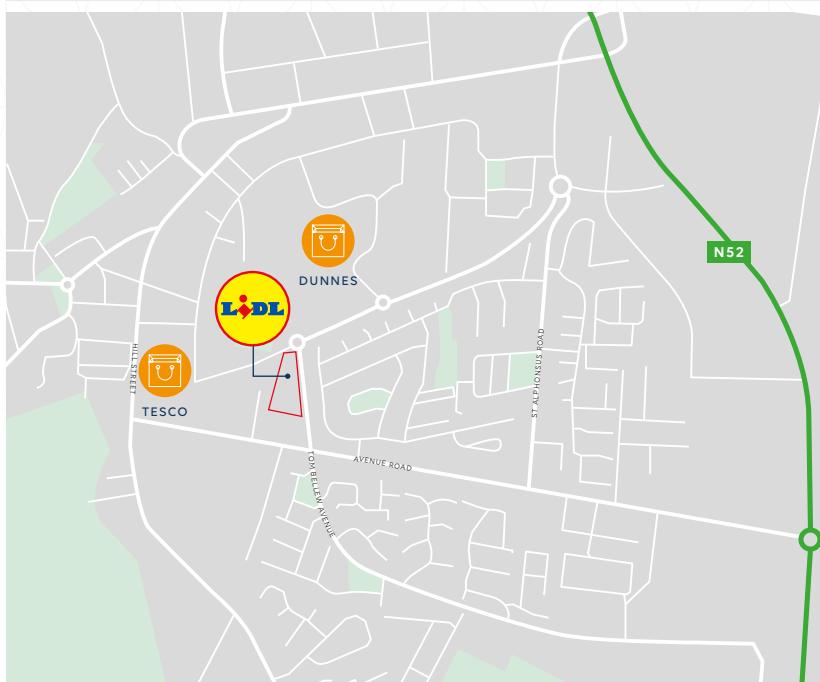
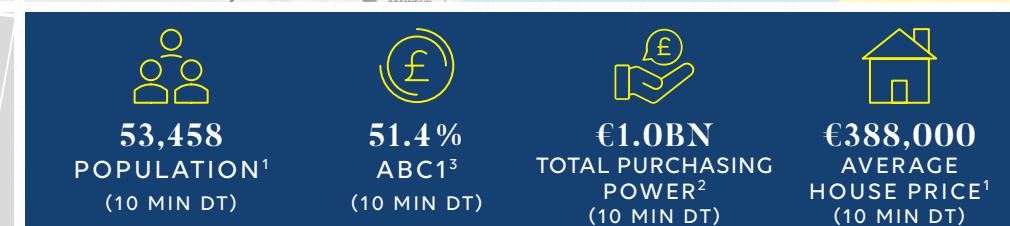
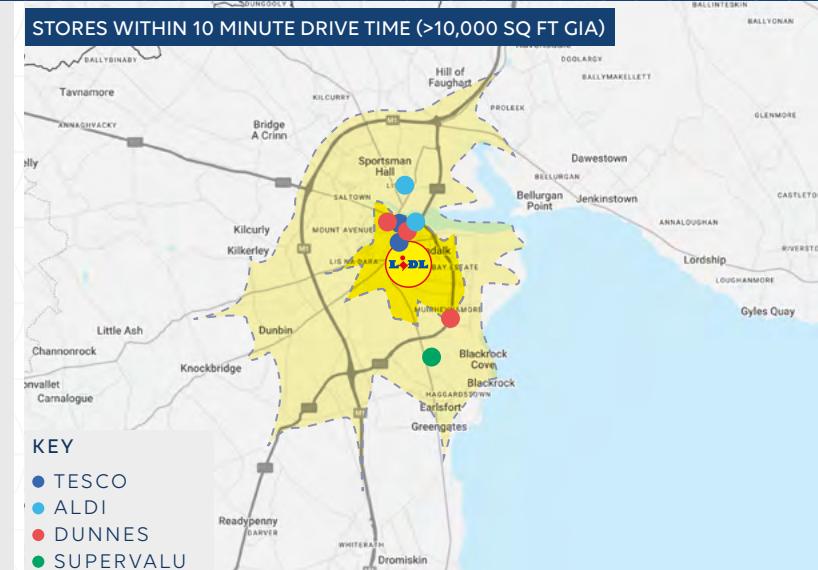
	SQ FT	SQ M
Sales Area	18,363	1,706
Warehouse	6,975	648
Ancillary Units	1,819	169
Total	27,157	2,523

SUSTAINABILITY FEATURES

- PV Panels on the roof
- LED Lighting (fully automated)
- Target BER A1



For illustrative purposes only



LOCATION

Dundalk is a major regional hub in northeast Ireland and the second-largest town in County Louth, located midway between Dublin (85km) and Belfast (82km). The site is located between Tom Bellew Avenue Road and Avenue Road, in a busy thoroughfare of the town, adjacent to Marshes Shopping Centre.

Population growth is driving housing demand, with Dundalk's demographic consisting of a young, working age cohort and a substantial family base supporting strong grocery and retail performance.

CATCHMENT & COMPETITION

Dundalk has a large catchment, with 53,458 people living within a 10 minutes drive time. Competing stores within Dundalk include Dunnes, Tesco and Aldi. But the scale of Dundalk and the surrounding area supports multiple grocery retailers with different offerings.



0-5 MINUTES
5 STORES
259,410 SQ FT
GIA



5-10 MINUTES
3 STORES
56,241 SQ FT
GIA



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



DUNDALK

CO LOUTH
OLD GOLF LINKS ROAD, BLACKROCK

ASSET OVERVIEW

DATE OF CONSTRUCTION / PC: Q3 2026

SITE AREA: 2.53 acres

TENURE: Freehold

GIA: 25,681 sq ft / 2,386 sq m

INITIAL RENT: €546,658 pa

CAR PARKING: 113 spaces, 11 EVCs

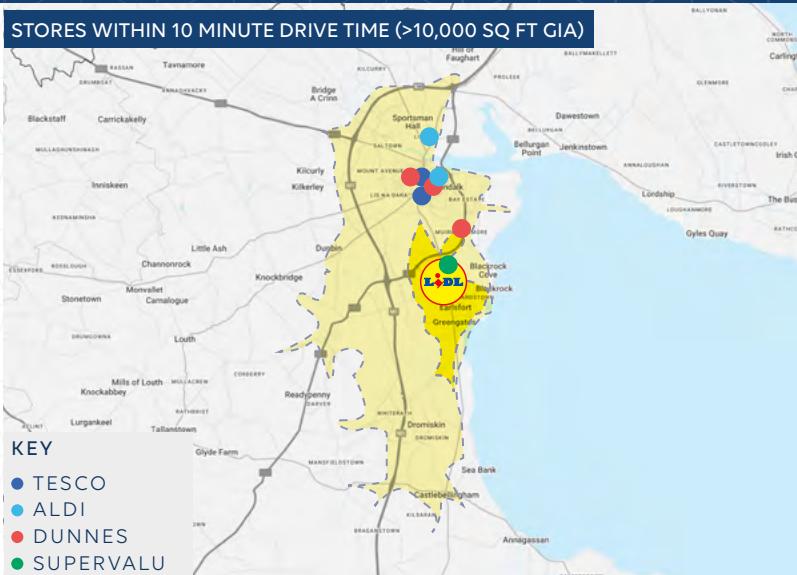
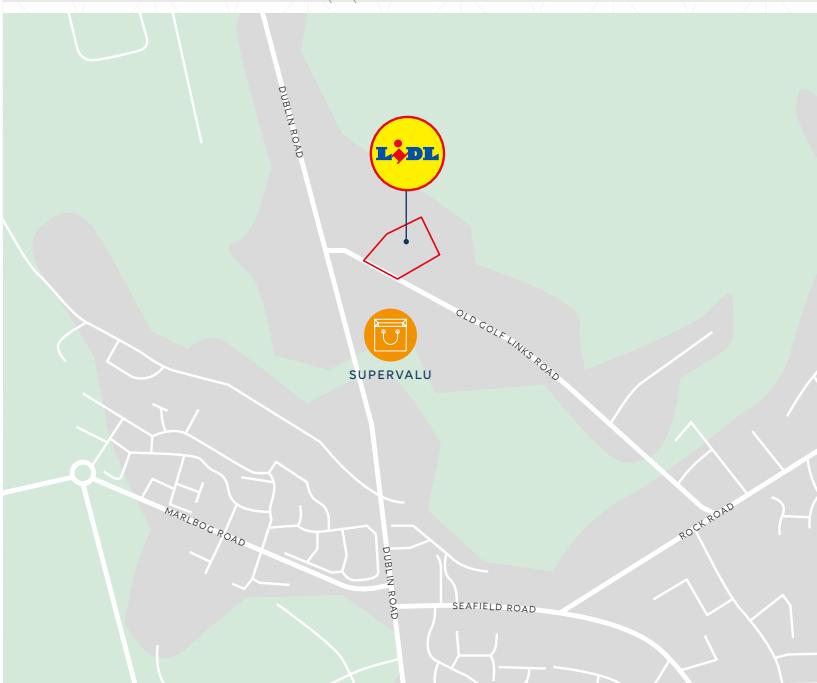
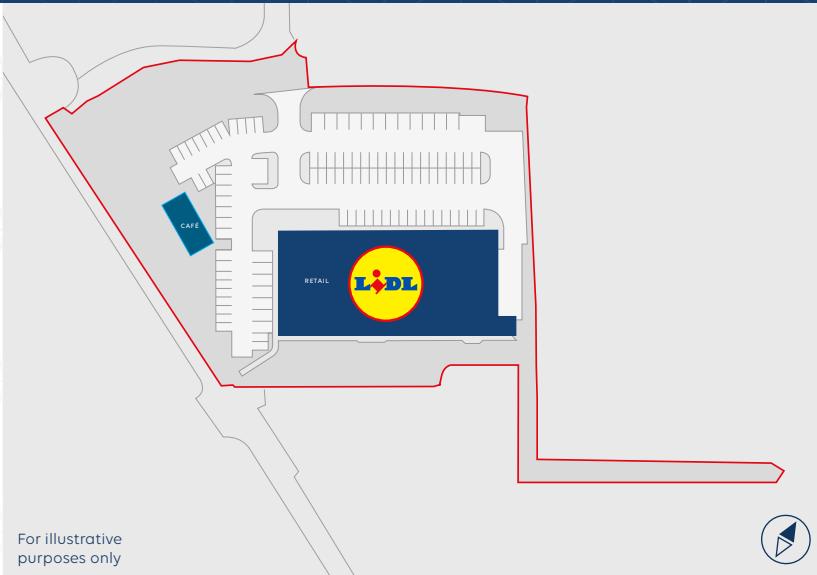
GIA and rent inclusive of ancillary retail units as set out in schedule of floor areas

SCHEDULE OF FLOOR AREAS

	SQ FT	SQ M
Sales Area	16,135	1,499
Warehouse	8,019	745
Ancillary Units	1,527	142
Total	25,681	2,386

SUSTAINABILITY FEATURES

- PV Panels on the roof
- LED Lighting (fully automated)
- Target BER A1



LOCATION

Blackrock, Dundalk is a growing commuter town along the M1 corridor between Dublin (80km) and Belfast (87km), primarily accessed via the R132 (Dublin Rd), N52 & R172.

The site is located on the Old Golf Links Road, just off the R132. The area has seen significant residential growth, with 311 new units completed last year and ongoing development, including a large-scale residential development (LRD) with planning permission for 183 residential units located adjacent to the site.

CATCHMENT & COMPETITION

Blackrock is a growing location, just south of Dundalk Town. The site has a catchment population of 51,966 people within a 10 minute drive time. There is significant population growth expected in this location over the coming years.

There is limited grocery competition in the immediate area, with just one Supervalu. Further stores within a 10 min drive-time include Tesco, Dunnes and Aldi however, Dundalk being a large town supports this quantum of grocery.



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



BALTINGLASS

CO WICKLOW

ASSET OVERVIEW

DATE OF CONSTRUCTION / PC:	Q2 2026
SITE AREA:	2.42 acres
TENURE:	Freehold
GIA:	23,831 sq ft / 2,214 sq m
INITIAL RENT:	€512,367 pa
CAR PARKING:	87 spaces, 2 EVCs

SCHEDULE OF FLOOR AREAS

	SQ FT	SQ M
Sales Area	15,274	1,419
Warehouse	8,557	795
Total	23,831	2,214

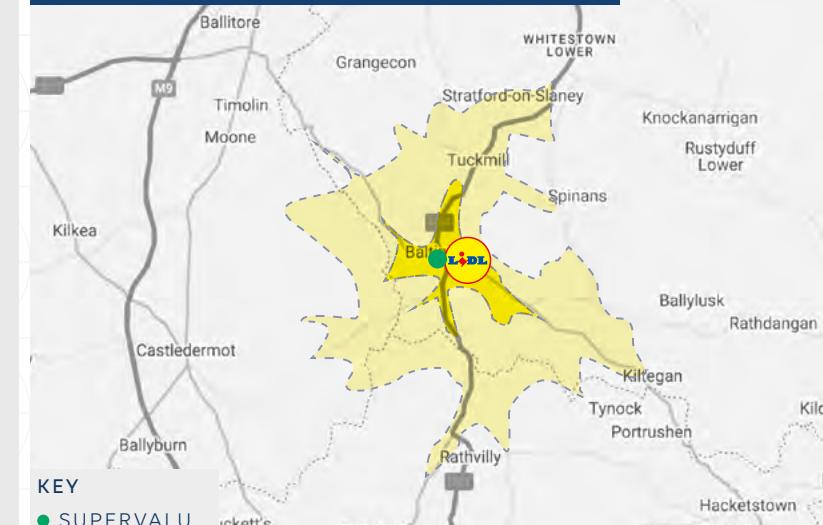
SUSTAINABILITY FEATURES

- PV Panels on the roof
- LED Lighting (fully automated)
- Target BER A1



For illustrative purposes only

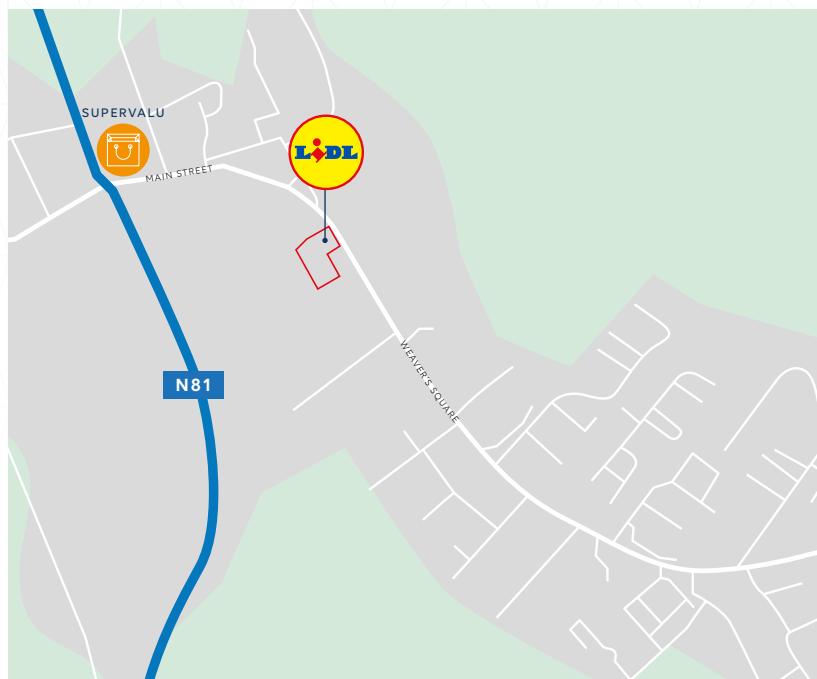
STORES WITHIN 10 MINUTE DRIVE TIME (>10,000 SQ FT GIA)



0-5 MINUTES
1 STORE
12,647 SQ FT
GIA



5-10 MINUTES
0 STORES
0 SQ FT
GIA



9,830
POPULATION¹
(10 MIN DT)



51.3 %
ABC³
(10 MIN DT)



€0.96BN
TOTAL PURCHASING
POWER²
(10 MIN DT)



€485,000
AVERAGE
HOUSE PRICE¹
(10 MIN DT)

LOCATION

Baltinglass, in west Wicklow, lies on the N81 about 62km from Dublin and near the Kildare and Carlow borders, giving it strong regional reach. The population grew by 11% between 2016 and 2022 and is projected to keep rising, driving demand for services and amenities.

The site is situated with frontage onto the R747, the main thoroughfare through the town, with excellent visibility and passing trade.

CATCHMENT & COMPETITION

Baltinglass has significant unmet demand for a grocery store, currently only serviced by a Supervalu (mid to high end). Given the size of the towns extended rural catchment, this is a very narrow offer, especially for value orientated shoppers. Lidl is the only discount retailer within a 10 minute drivetime.



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



SIXMILEBRIDGE

CO CLARE

ASSET OVERVIEW

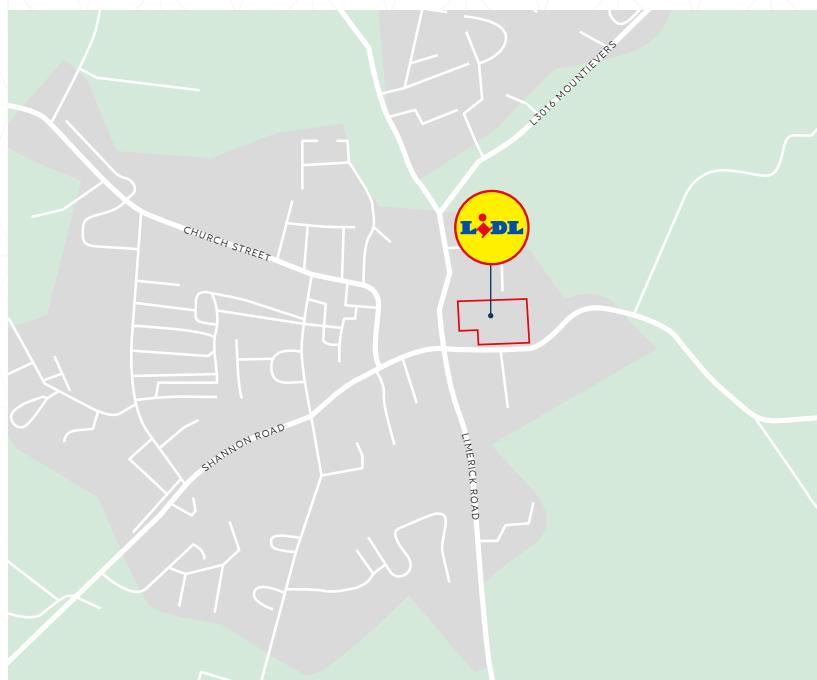
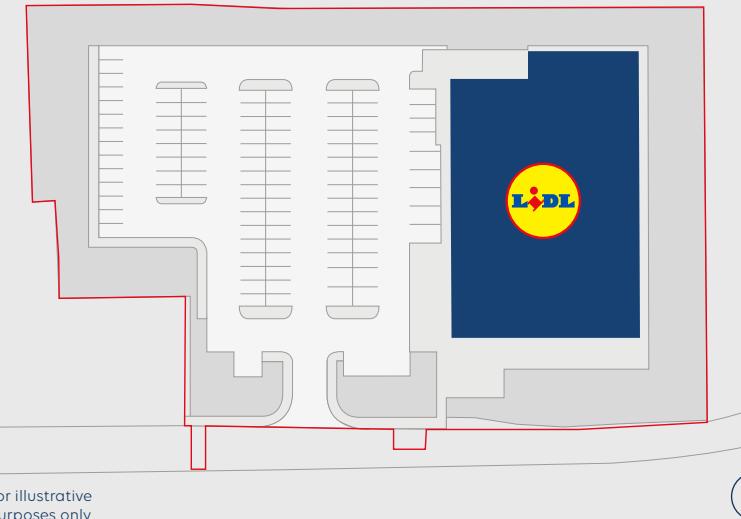
DATE OF CONSTRUCTION / PC:	Q1 2027
SITE AREA:	2.47 acres
TENURE:	Freehold
GIA:	20,570 sq ft / 1,911 sq m
INITIAL RENT:	€411,400 pa
CAR PARKING:	107 spaces, 2 EVCs

SCHEDULE OF FLOOR AREAS

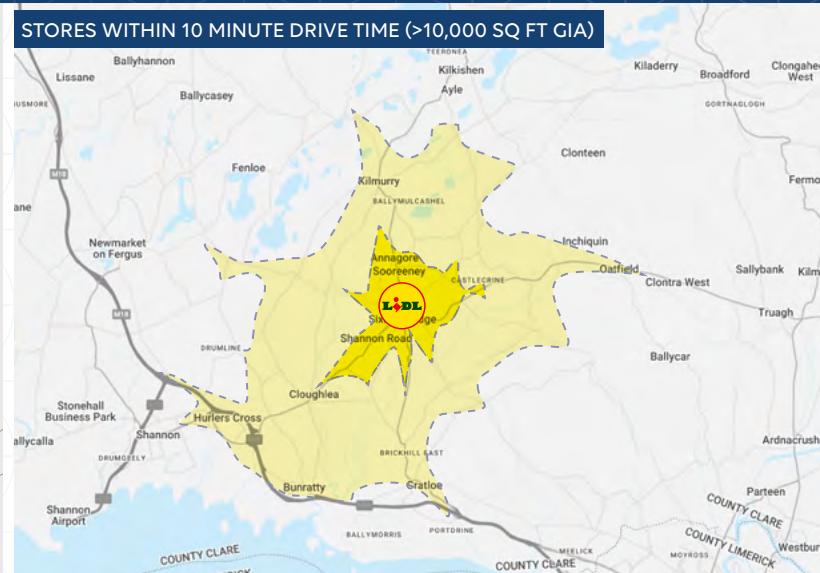
	SQ FT	SQ M
Sales Area	10,710	995
Warehouse	9,860	916
Total	20,570	1,911

SUSTAINABILITY FEATURES

- PV Panels on the roof
- LED Lighting (fully automated)
- Target BER A1



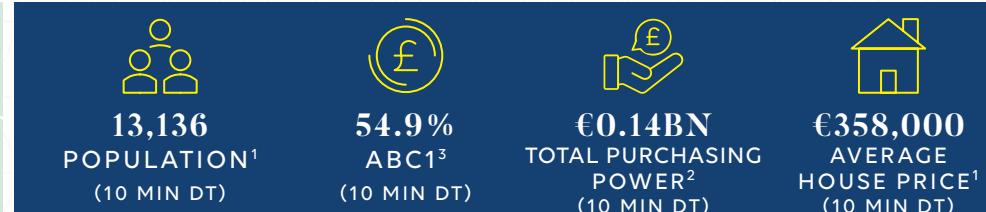
STORES WITHIN 10 MINUTE DRIVE TIME (>10,000 SQ FT GIA)



0-5 MINUTES
0 STORES
0 SQ FT
GIA



5-10 MINUTES
0 STORES
0 SQ FT
GIA



LOCATION

Sixmilebridge is a town near Ireland's west coast, 25km from Ennis and 18km from Limerick City. Served by the R470, R471, and R462, it also has a train station with direct routes to Limerick, Cork, and Galway. Its proximity to Shannon, Ennis, and Limerick makes it an ideal commuter location.

The site is in the town centre, just off the main street in a predominantly residential area with green spaces.

CATCHMENT & COMPETITION

Sixmilebridge is a prominent commuter town serving regional employment hubs Ennis, Shannon and Limerick City. The town is an established residential commuter town in the West of Ireland and is significantly undersupplied in terms of grocery. There are no large supermarkets within a 10 min drive-time. Currently, the town is serviced by one Centra convenience store.