

MANCHESTER ROAD
CONGELTON
CHESHIRE
CW12 2GH

PRIME SAINSBURY'S CONVENIENCE STORE, RETAIL UNIT AND EV CHARGING INVESTMENT OPPORTUNITY



Sainsbury's

- New build convenience store investment anchored by **Sainsbury's Supermarkets Ltd**
- Prominently located off **Manchester Road, Congleton**, visible from **Wolstenholme Way / Congleton bypass** and the **A34 main roundabout intersection**
- Strategically positioned at the entrance to Round Hill Gardens, a major new residential development comprising over **450 dwellings**
- The property sits within one of North Congleton's principal residential growth corridors, with the surrounding area benefiting from **over 1,700 new homes**
- Sainsbury's convenience store extends to **4,117 sq ft**, let to **Sainsbury's Supermarkets Ltd** on a new **15-year lease (no break) at an initial rent of £115,000 per annum (£27.93 per sq ft)**
- Sainsbury's lease is subject to **upward-only CPI-linked rent reviews** at the 5th and 10th anniversaries, with annual compounded uplifts subject to a **1% collar and 3% cap**
- A vacant adjoining **1,070 sq ft retail unit**, is offered with a **18 month rent, rates and service charge guarantee**
- The scheme benefits from 22 dedicated car parking spaces plus **4 EV spaces producing £6,000 per annum**
- Total rent passing of **£145,000 per annum**
- **EPC A**

Offers in excess of **£2,500,000 (Two Million, Five Hundred Thousand Pounds)** subject to contract and exclusive of VAT.

A purchase at this level would reflect a **net initial yield of 5.45%**, assuming full purchaser's costs.



INVESTMENT SUMMARY

LOCATION

Congleton is an attractive and established Cheshire market town, located in east Cheshire close to the Staffordshire border.

The town benefits from strong road connectivity, with the subject property prominently positioned off Manchester Road, close to Wolstenholme Way, the Congleton bypass, and the A34 main roundabout intersection.

Congleton town centre is situated approximately 1.5 miles south of the property, providing a range of retail, leisure and civic amenities.

The surrounding area has seen substantial residential expansion in recent years, with major national housebuilders active across North Congleton. This has created a growing local catchment and increasing demand for convenience retail, food and drink and neighbourhood services.

SITUATION.

The property occupies a highly prominent position at the entrance to Round Hill Gardens, directly off Manchester Road, one of the key routes serving North Congleton.

The immediate area is undergoing substantial residential expansion. The attached residential growth plan identifies over 1,700 new dwellings within the surrounding catchment, including major schemes by Redrow, Jones Homes, Castle Green Homes, Bellway, Bloor Homes, Elan Homes and Miller Homes.

This concentration of new family housing provides a strong and growing customer base for the Sainsbury's convenience store, adjoining retail unit and EV charging provision. The property is ideally positioned to serve both the immediate residential population and passing traffic using Manchester Road, Wolstenholme Way and the A34.

The location benefits from excellent visibility, dedicated customer parking and a strong roadside presence, with the Sainsbury's store expected to act as the principal convenience retail anchor for the surrounding new housing.

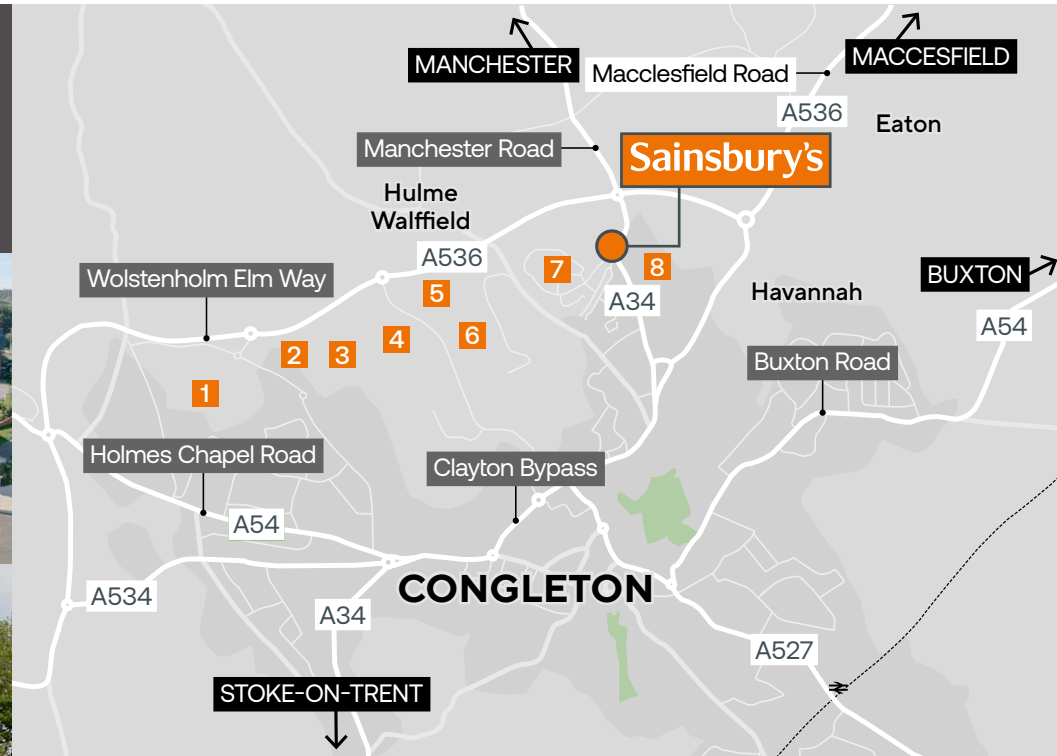


New Residential Schemes.

Key	Development	New Dwellings
1.	Bellway Homes	200
2.	Miller Home	134
3.	Elan Homes	140
4.	Castle Green Homes	150
5.	Castle Green Homes	250
6.	Bloor Homes	154
7.	Round Hill Gardens	454
8.	Jones Homes	232

 [Google Maps link](#)

 [What3words link](#)
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TO M6 J17

Wolstenholm Elm Way

A536

TO MANCHESTER

TO MACCLESFIELD

A536

Sainsbury's
LOCAL

A34

Manchester Road

Proposed Future
Primary School

Frank Kearton Ave

JONES HOMES
232 DWELLINGS

Future development land

ROUND HILL GARDENS
454 DWELLINGS

Lomas Way

Guy Gibson Drive

A34

Manchester Road

Homestead Drive

TO CONGELTON
CENTRE





DESCRIPTION

The development comprises a new-build Sainsbury's convenience store, an adjoining 1,000 sq ft retail unit and four EV charging stations.

The Sainsbury's store provides a modern convenience retail offer, serving the surrounding residential catchment.

The adjoining retail unit is delivered to shell and core specification with all utilities and services provided, offering flexibility for a range of potential uses, subject to planning.

The EV charging stations provide an additional income stream and complement the wider convenience retail offer by increasing customer dwell time and broadening the site's appeal.

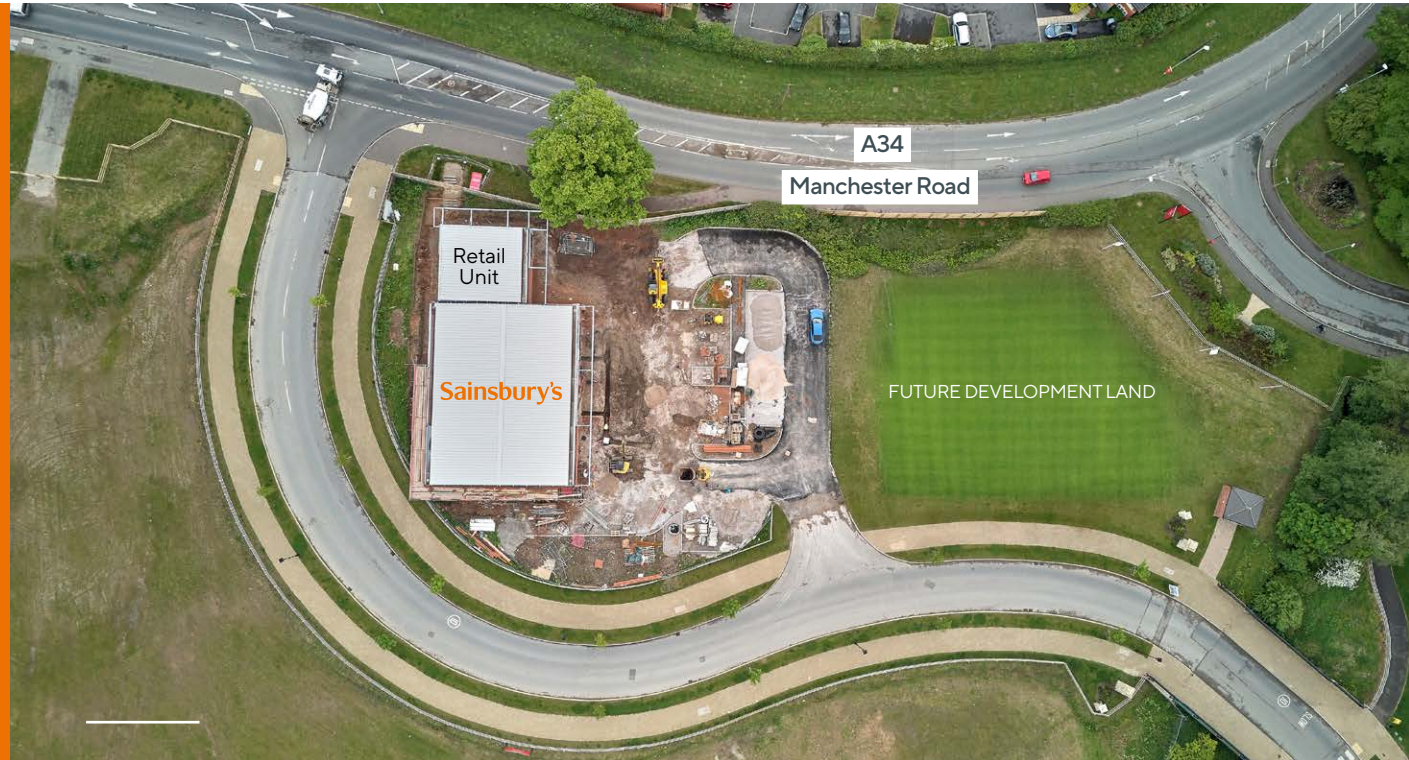
The development is of steel frame construction with red-brick elevations, aluminium and timber cladding, dark grey powder-coated aluminium glazing, a mono-pitched aluminium-clad roof and concrete slab floor. Internally, the retail unit is completed to shell finish to allow for tenant fit-out.

The site benefits from 22 customer parking spaces, including two accessible spaces, together with three cycle stands.



[Click here](#) to view the drone footage





TENURE

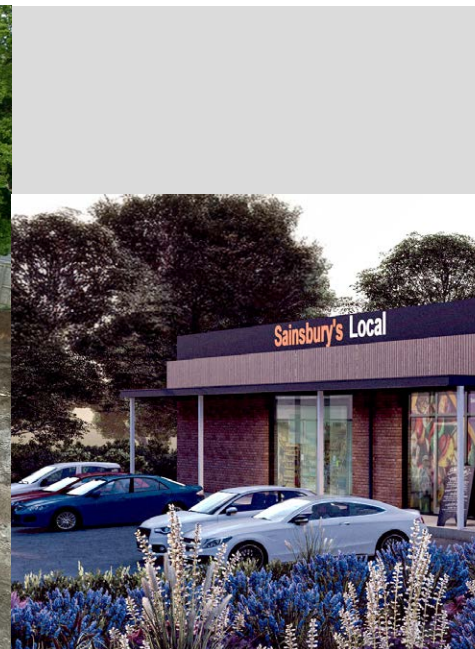
Freehold.



TENANCIES

Unit	Area (sq ft)	Tenant / Income Basis	Lease Term	Rent	Review Structure
Unit 1	4,117	Sainsbury's Supermarkets Ltd	15 years	£115,000 pa	5 yearly CPI-linked, 1% collar / 3% cap
Unit 2	1,070	Vendor guarantee	18 months	£24,000 pa	18 month Rent, rates and service charge guarantee
EV Charging		Total Charged EV Limited	15 years	£6,000 pa	5 yearly CPI-linked, 1% collar / 3% cap
Total	5,177			£145,000 pa	





LARGE RESIDENTIAL
CATCHMENT AREA

COVENANTS



Sainsbury's Supermarket Limited (03261722)

Sainsbury's was founded in 1869 and is the second largest foodstore operator in Great Britain, with a current 15.5% market share.

Sainsbury's occupy over 23 million sq ft of retail space in the UK across over 1,400 stores. Sainsbury's announced their results for the 2025 financial year, with total grocery sales up 4.4% and Group underlying profit before tax coming in at £338 million. Sainsbury's reported turnover of £28.5bn for the year ended 1 March 2025, an increase of 6.9% over the last three reported years. Profit before tax was £313m in 2025, compared with £137m in 2023, representing an increase of 128.5% over the same period

Experian rating of 100 and is classified as **Very Low Risk**.

Sainsbury's

	01/03/2025	02/03/2024	04/03/2023
Turnover	£28,544,000,000	£27,877,000,000	£25,238,000,000
Pre-Tax Profit	£313,000,000	£273,000,000	£244,000,000
Net Worth	£4,319,000,000	£4,059,000,000	£5,418,000,000





CONTACT

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or to arrange a viewing,
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FURTHER INFORMATION

VAT

The property is elected / expected to be elected for VAT and therefore VAT will be payable on the purchase price.

It is anticipated that the transaction will be capable of being treated as a **Transfer of a Going Concern (TOGC)**, subject to the purchaser satisfying the necessary requirements.

EPC

EPC rating.

Anti-Money Laundering

In accordance with current Anti-Money Laundering Regulations, identification and source of funding will be required from the successful purchaser.

PROPOSAL

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