BRITTON PROPERTY

Investment For Sale

19-21 Promenade
Bridlington YO15 2PY



Attractive Town Centre Takeaway Restaurant investment
Let to DP Realty Ltd (t/a Domino's)
Rent: £20,000pa – low rate psf / scope for rental growth with an ERV of £24,500pa
Expiry: 17th November 2037 (no break options)
Price: O/O £280,000 – reversionary gross yield of 8.75%

Location

Bridlington is a well established commercial centre located on the north-east coast, some 24 miles north of Kingston upon Hull and 40 miles east of York. Road communications are good with the town being situated at the inter-section of the A165 and A614, which link with the M62 some 40 miles to the south-west.

The town benefits from an influx of tourists during the summer months. The property is situated on the west side of Promenade close to its junction with Marlborough Terrace. Occupiers close by include: Boots, Greggs, Peacocks and many more. The Promenades Shopping Centre is located 60 meters from the property.

Accommodation

This mid-terrace retail unit offers a large, well-presented ground floor sales area with ample seating, WC facilities, a preparation area, and ancillary office and storage space. The property benefits from LED lighting throughout the ground floor.

There is additional accommodation at first floor level, which is currently unused, providing potential for further development or storage space.

The premises extend to the following approximate areas:

Ground Floor: 2,250 sq ft / 209.03 sqm

Tenancy

Let to DP Realty Ltd until 17th November 2037 on a FRI lease at a passing rent of £20,000pa. 5 yearly rent reviews to open market with next review 17th November 2027.

Dominos have over 1,300 stores across the UK & Ireland. Website: www.dominos.co.uk. For the year end 29 Dec 2024, DP Realty Ltd reported a turnover of £3,347,000, pre-tax profit of £728,000, shareholder funds of £7,305,000 and a net worth of £6,586,000 (source: Experian 20.10.2026)

Price

Offers over £280,000

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon

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Viewing strictly by appointment with BRITTON PROPERTY -

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