BRITTON PROPERTY

Investment For Sale

178 York Road
Hartlepool, Cleveland TS26 9EA



Attractive Town Centre Takeaway Restaurant investment
Let to DP Realty Ltd (t/a Domino's)
Rent: £21,750pa – low rate psf / scope for rental growth with an ERV of £24,500pa
Expiry: 26th October 2040 (no break options)
Price: O/O £300,000 – reversionary gross yield of 8.15%

Location

Hartlepool is located approximately 8 miles north of Middlesbrough and 17 miles south of Sunderland. The town benefits from excellent road communications with the A689 dual carriageway providing direct links to both the A19 and A1 (M).

The property is situated in a corner position on the east side of Lister Street at its junction with Lister Street. Occupiers close by include a number of local retailers.

Accommodation

An end-terrace retail unit with a return frontage, prominently positioned on the town's main retail high street.

The property comprises a well-presented ground floor sales and preparation area, with office and storage accommodation on the upper floors. The ground floor benefits from LED lighting throughout and is fitted out to a high standard in keeping with the tenant's corporate specification.

The premises extend to the following approximate areas:

Ground Floor: 832 sq ft / 77.3 sqm
First Floor: 483 sqft / 44.9 sqm
Second Floor: 330 sqft / 30.7 sqm

Tenancy

Let to DP Realty Ltd until 26th October 2040 on a FRI lease at a passing rent of £21,750pa. 5 yearly rent reviews to open market with next review 26th October 2030.

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 £300,000

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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