BRITTON PROPERTY

Investment For Sale

17 Prince Regent Street
Stockton-on-Tees TS18 1DB



Attractive Town Centre Takeaway Restaurant investment
Let to DP Realty Ltd (t/a Domino's)
Rent: £27,400pa – low rate psf / scope for rental growth with an ERV of £30,500pa
Expiry: 26th October 2040 (no break options)
Price: O/O £370,000 – reversionary gross yield of 8.25%

Location

Stockton-on-Tees is a major commercial centre located approximately 30 miles south of Newcastle upon Tyne and 4 miles west of Middlesbrough. The A66 dual carriageway provides access to the A19 to the east and the A1(M) Motorway to the west. Stockton Rail Station provides services to Leeds (journey time 1hr 35 minutes).

The property is situated on the east side Prince Regent Street, close to its junction with Dovecot Street. Occupiers close by include Cash Converters, Dixy Chicken, William Hill, Vodaphone, Cooplands, Admiral Casino and British Heart Foundation amongst many others.

Accommodation

The premises comprise an end-terrace retail unit, neighbouring a popular public house. The property provides ground floor sales and preparation areas with a modern fit-out, with first floor storage, office accommodation and staff amenities.

The premises extend to the following approximate areas:

Ground and First Floor: 2,131 sq ft / 198sqm

Tenancy

Let to DP Realty Ltd until 26th October 2040 on a FRI lease at a passing rent of £27,400pa. 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 £370,000

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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Important Notice

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