

**RARE
PORTFOLIO
OPPORTUNITY**
LONG TERM SECURE INCOME



Domino's

HARROGATE

BRIDLINGTON

SUNDERLAND

STOCKTON

HARTLEPOOL



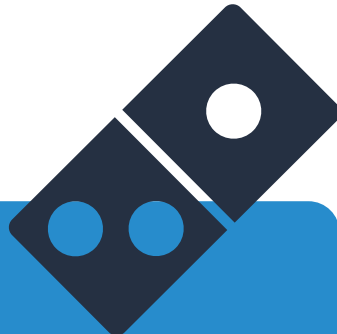
York Road, Hartlepool

INVESTMENT SUMMARY

- ❖ Rent secured against strong covenant of DP Realty Limited
- ❖ Diverse income and geographic spread
- ❖ Freehold
- ❖ Total passing rent of £108,100
- ❖ 5 yearly rent reviews
- ❖ Sui Generis use with permitted change to use Class E
- ❖ Blended WAULT of 14.80 years to expiry
- ❖ Reversion to ERV circa £122,000 p.a
- ❖ EPC Rating B-D

PROPOSAL

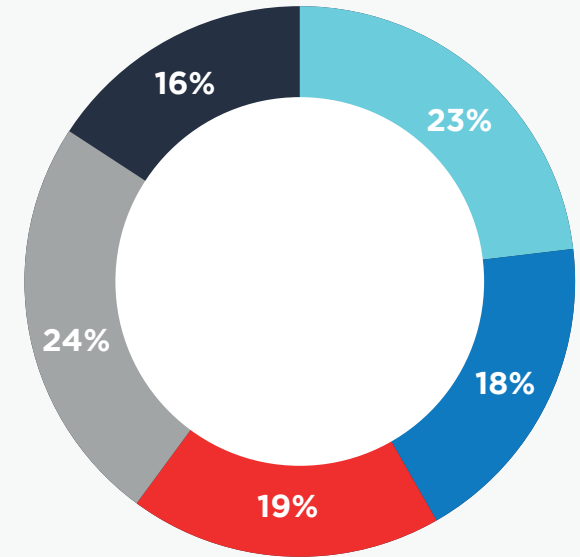
We have been instructed to seek offers in excess of **£1,500,000** which reflects a Net Initial Yield of **6.79%** (assuming costs at 6.10%) with a potential reversionary yield of **7.67%**



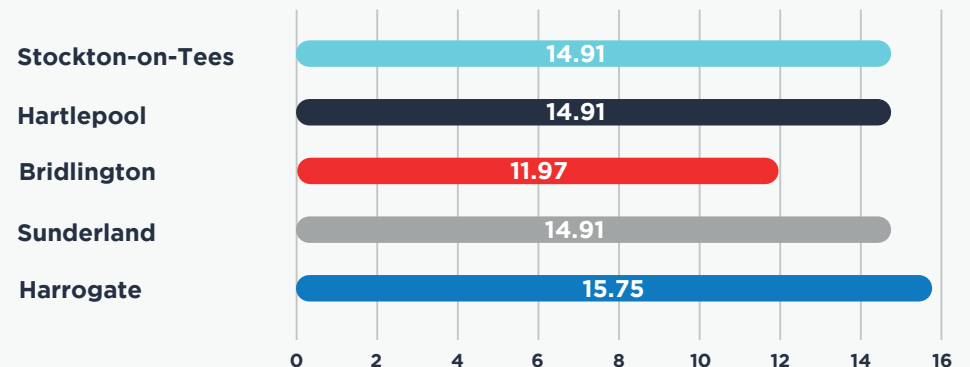
INCOME ANALYSIS

PER ANNUM RENT ALLOCATION (%)

- Stockton-on-Tees
- Hartlepool
- Bridlington
- Sunderland
- Harrogate



YEARS TO EXPIRY



58-60 St. Lukes terrace, Sunderland, SR4 6NF

Tenant: DP Realty Ltd and Sunderland DP Ltd.
Rent: £21,000 per annum.
Unexpired Term: 14.91 years.
Next Review: 26 October 2025.

Location: Situated in the west of Sunderland, Tyne & Wear and positioned in a dense residential and commercial area with a mix of retail units, takeaways, and local services serving a strong local catchment.

Property Description: This double-fronted mid-terrace retail unit is situated within a popular neighbourhood parade. The property comprises ground floor sales, preparation, storage, and ancillary office areas, together with staff WC facilities. The upper floors provide residential accommodation, and the ground floor benefits from LED lighting throughout.

Connectivity: Excellent public transport links with nearby bus stops and free short stay car parking to the front of retail units.
EPC Rating: D80.



17 Prince Reagent Street, Stockton-on-Tess, TS18 1DB

Tenant: DP Realty Ltd and Stockton DP Ltd.
Rent: £25,000 per annum.
Unexpired Term: 14.91 years.
Next Review: 26 October 2025.

Location: Located on a central commercial street with a mix of national and local retail and leisure uses and within walking distance of the main shopping centre serving strong local catchment.

Property Description: End-terrace retail unit, neighbouring a popular public house; the property provides a ground floor sales and preparation areas with a modern fit-out, with first-floor storage, office accommodation, and staff amenities.

Connectivity: Close to the heart of Stockton-on-Tees, with excellent public transport links including nearby bus stops, plus ample parking available in adjacent pay and display car parks and on-street parking.
EPC Rating: D78.



75D Leeds Road, Harrogate, HG2 8BE

Tenant: DP Realty Ltd and JFDI DP Limited.
Rent: £17,000 per annum.
Next Review: 26 August 2026.
Unexpired Term: 15.75 August 2026.

Location: Situated in the historic and affluent spa town of Harrogate, North Yorkshire; the property is positioned on a popular neighbourhood parade including Subway and Co-op, with M&S located on the adjacent plot.

Property Description: This mid-terrace retail unit comprises a ground floor sales and preparation area, with a set-back first floor providing storage and staff amenities. The ground floor benefits from LED lighting throughout.

Connectivity: Free car parking available immediately outside the shop units, with bus stops located within the immediate vicinity providing excellent accessibility.
EPC Rating: C67.



178 York Road, Hartlepool, TS26 9EA

Tenant: DP Realty Ltd and Hartlepool DP Ltd.
Rent: £20,000 per annum.
Unexpired Term: 14.91 years.
Next Review: 26 October 2025.

Location: Located on York Road, a primary thoroughfare in Hartlepool with a mix of independent and national retailers, supporting a steady local catchment.

Property Description: End-terrace retail unit with 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 provided on the upper floors. The ground floor benefits from LED lighting throughout.

Connectivity: Excellent public transport links with bus stops within easy walking distance and a pay and display car park on-street to front and rear of the property.
EPC Rating: D89.



19-21 Promenade, Bridlington, YO15 2PY

Tenant: DP Realty Ltd.
Rent: £20,000 per annum.
Next Review: 26 August 2026.
Unexpired Term: 12.29 years.

Location: Situated within the popular coastal town of Bridlington, East Yorkshire. The property occupies a prominent position on a busy retail and leisure street within the main shopping area, benefiting from high footfall and visibility. It is located adjacent to the main shopping centre and surrounded by a strong mix of national and independent retailers, ensuring excellent trading potential.

Property Description: 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.

Connectivity: Excellent public transport links, with the main bus station within walking distance with ample on-street car parking.
EPC Rating: B46



Property	Area (sqft)	ITZA (ITZA)	Rent Per Annum	Lease Start	Lease Expiry	Tenant Break	Next Review	Rent Review Frequency	Rent per sq.ft.	Rent psf ITZA	ERV	Rent per sq.ft.	Rent psf ITZA	Comments
58-60 St. Lukes terrace, Sunderland, SR4 6NF	1,106	823	£21,000	26/10/2020	25/10/2040	To be removed on completion	26/10/2025	5 yearly OMR	£18.99	£25.52	£23,500	£21.25	£28.55	<ul style="list-style-type: none"> Internal repairs Tenant responsibility. Landlord maintains structure and common parts with costs recharged on an ad hoc basis. Use as pizza takeaway and delivery unit with anc. Seating within use class A5 (now sui generis). Other uses permitted subject to LL approval not to be unreasonably withheld or delayed. Assignment & sublet of whole permitted subject to LL consent not to be unreasonably withheld or delayed. Option to renew lease for 20 years from 10/2040.
178 York Road, Hartlepool, TS26 9EA	1,646	562	£20,000	26/10/2020	25/10/2040	To be removed on completion	26/10/2025	5 yearly OMR	£12.15	£35.59	£20,000	£12.15	£35.59	<ul style="list-style-type: none"> FRI Lease Use as pizza takeaway and delivery unit with anc. Seating within use class A5 (now sui generis). Other uses permitted subject to LL approval not to be unreasonably withheld or delayed. Assignment & sublet of whole permitted subject to LL consent not to be unreasonably withheld or delayed. Option to renew lease for 20 years from 10/2040.
17 Prince Regent Street, Stock-ton-on-Tess, TS18 1DB	1,974	808	£25,000	26/10/2020	25/10/2040	To be removed on completion	26/10/2025	5 yearly OMR	£12.66	£30.94	£26,000	£13.17	£32.18	<ul style="list-style-type: none"> FRI Lease Use as pizza takeaway and delivery unit with anc. Seating within use class A5 (now sui generis). Other uses permitted subject to LL approval not to be unreasonably withheld or delayed. Assignment & sublet of whole permitted subject to LL consent not to be unreasonably withheld or delayed. Option to renew lease for 20 years from 10/2040.
19-21 Promenade, Bridlington, YO15 2PY	2,250	1,020	£20,000	17/11/2017	16/11/2037	To be removed on completion	17/11/2027	5 yearly OMR	£8.89	£19.61	£22,500	£10.00	£22.06	<ul style="list-style-type: none"> Internal repairs Tenant responsibility. Landlord maintains structure and common parts with costs recharged on an ad hoc basis. Use as pizza takeaway and delivery unit with anc. Seating within use class A5 (now sui generis). Other uses permitted subject to LL approval not to be unreasonably withheld or delayed. Assignment & sublet of whole permitted subject to LL consent not to be unreasonably withheld or delayed. Option to renew lease for 20 years from 11/2037.
75D Leeds Road, Harrogate, HG2 8BE	787	429	£17,000	26/08/2021	25/08/2041	N/A	26/08/2026	5 yearly OMR	£21.60	£39.63	£18,000	£22.87	£41.96	<ul style="list-style-type: none"> FRI Lease Use as pizza takeaway and delivery unit with anc. Seating within use class A5 (now sui generis). Other uses permitted subject to LL approval not to be unreasonably withheld or delayed. Assignment & sublet of whole permitted subject to LL consent not to be unreasonably withheld or delayed. Option to renew lease for 20 years from 08/2041.
Sub-total £103,000											Sub-total £110,000			

Residential Units

Property	Tenant	Rent P.A	Rent PCM	ERV P.A	Lease Start	Expiry Date	Comment
58a St. Lukes Terrace, Pallion, Sunderland, SR4 6NF	Joy Obakpororo Oritseje	£5,100	£425	£6,000	05/04/2025	04/10/2025	Currently on rolling monthly tenancy £425 deposit paid
58b St. Lukes Terrace, Pallion, Sunderland, SR4 6NF	Vacant	£	£	£6,000			
Sub-total		£5,100	Sub-total		£10,200		



£108,100
Total passing rent



£122,000
Total ERV



Promenade, Bridlington

CONVENANT

DP Realty Limited
Company No - 02882513
Creditsafe Score - 63/100 (Low Risk)
International Score - B (Low Risk)

DP Realty Limited is a wholly owned subsidiary of Domino's Pizza Group PLC, the master franchisee for Domino's Pizza in the United Kingdom and Ireland. Founded in Michigan, USA, in 1960, the Domino's brand entered the UK market in 1985 and has since established itself as a leader in the quick-service restaurant and home delivery sector. The company sells over 106 million pizzas each year and continues to grow through strategic investment in technology, customer convenience, and selective new store openings. Domino's currently operates more than 1,300 stores across the UK and Ireland.



Leeds Road, Harrogate

Year End	29/12/2024	31/12/2023	25/12/2022
Turnover	£3,347,000	£3,196,000	£2,720,000
Pre-Tax Profit	£728,000	£1,600,000	£1,278,000
Shareholder Funds	£7,305,00	£6,783,000	£5,671,000

Stockton DP Limited
Company No - 05707622
Creditsafe Score - 51/100 (Low Risk)
International Score - B (Low Risk)

Sunderland DP Limited
Company No - 07044163
Creditsafe Score - 40/100 (Moderate Risk)
International Score - C (Moderate Risk)

JFDI DP Limited
Company No - 10876489
Creditsafe Score - 41/100 (Moderate Risk)
International Score - C (Moderate Risk)

Hartlepool DP Limited
Company No - 05707622
Creditsafe Score - 34/100 (Moderate Risk)
International Score - C (Moderate Risk)

ASSET MANAGEMENT OPPORTUNITIES

- Income Growth Potential:**
The portfolio offers multiple opportunities to enhance rental income through forthcoming Market Rent Reviews to capture uplifts in line with current market conditions.
- Flexible Disposal Strategy:**
The assets can be split and sold as separate lots following any rental increases providing flexibility for phased disposals and optimising capital returns.
- Immediate Income Opportunity – Sunderland:**
The vacant flat in Sunderland presents an immediate opportunity to generate an additional £6,000 per annum once let, improving overall portfolio yield.
- Value-Add Potential – Bridlington:**
The upper floors at Bridlington benefit from separate street access which offers strong potential for residential conversion, unlocking higher rental values and capital growth prospects.



Prince Reagent Street, Stockton-on-Tees



St. Lukes terrace, Sunderland

EPC RATING

EPC ratings across the portfolio can be enhanced through a range of low-cost energy efficiency measures, such as installing time and temperature controls to heating systems and upgrading to LED lighting where not already in place. These improvements offer a straightforward opportunity to reduce running costs and strengthen each properties sustainability credentials.

Bridlington: B46

Stockton: D78

Hartlepool: D89

Harrogate: C67

Sunderland: D80



PROPOSAL

We have been instructed to seek offers in excess of £1,500,000 which reflects a Net Initial Yield of 6.79% (assuming costs at 6.10%) with a potential reversionary yield of 7.67%



TENURE

The properties are held on a Freehold basis.



VAT

The property is elected for VAT, and it is anticipated that the sale will be treated as a TOGC.



DATAROOM

Access is available on request.



ANTI-MONEY LAUNDERING REQUIREMENTS

To comply with anti-money laundering regulations, a successful party will be required to provide satisfactory documentation on agreeing Heads of Terms.



ALL ENQUIRIES

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Bradley Hall

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