



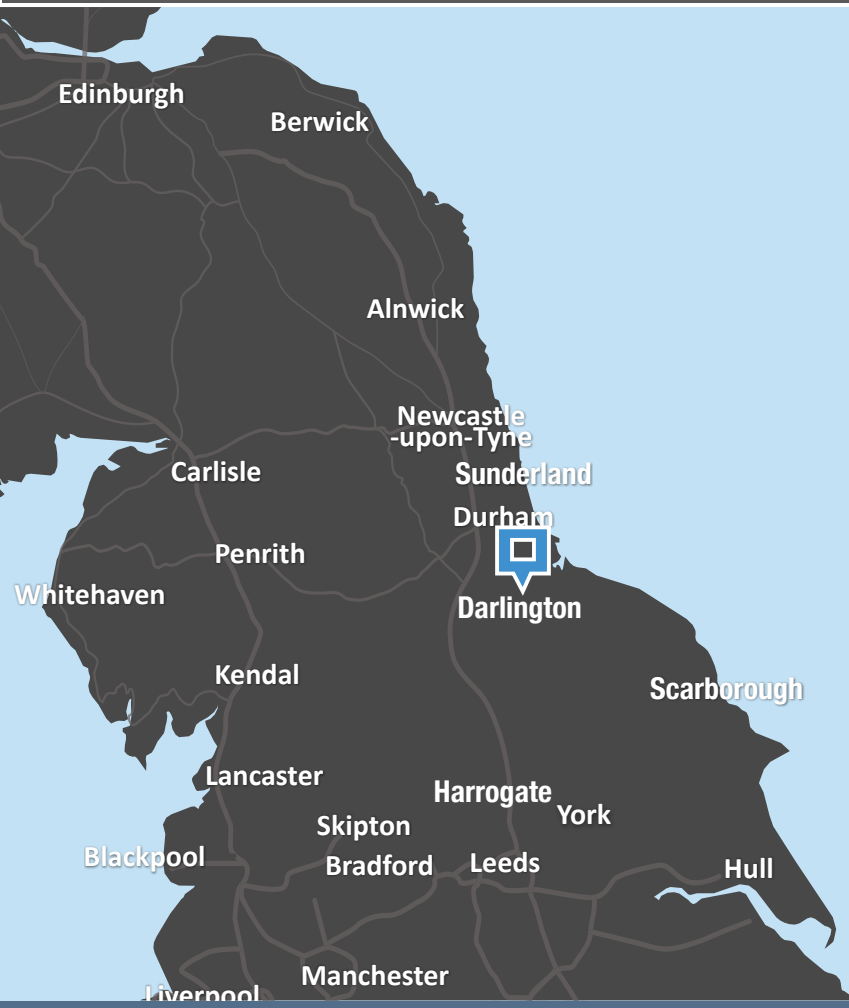
MIXED CONVENIENCE STORE AND RESIDENTIAL INVESTMENT

93-97 CLEVELAND TERRACE AND 1-3 CROFT VILLAS DARLINGTON DL3 8HR

INVESTMENT HIGHLIGHTS

- ❑ Convenience Store let to One Stop Stores Limited
- ❑ Long term occupancy with 4 tenancies
- ❑ Annual rent of **£46,920** with growth potential
- ❑ **54%** of the income to **One Stop** which is a wholly owned subsidiary of **Tesco PLC**
- ❑ **Low passing rent** with **value add** opportunities

We are instructed to seek offers in excess of **£675,000** which a net initial yield of **6.6%** and a potential reversionary yield of **7.86%** after purchaser's costs of **5.24%**.



LOCATION

Darlington is an attractive historic market town situated in County Durham in the north east of England. It lies approximately 56km (35 miles) south of Newcastle upon Tyne, 26km (16 miles) west of Middlesbrough and 100km (62 miles) north of Leeds.

The town benefits from good road communications with junction 58 of the A1(M) some 4km (2½ miles) to the north west of the town centre and junction 57 approximately 5km (3 miles) to the south west. This provides direct access to London in the south and Newcastle upon Tyne and Edinburgh to the north. Other nearby roads include the A66 and A68 which provide excellent links with Middlesbrough to the east and Cumbria to the west and north respectively.

Darlington is also well served by the rail network being situated on the East Coast Mainline with direct and frequent services to London Kings Cross. The fastest journey time is approximately 2 hours 20 minutes. There are also regular and direct services

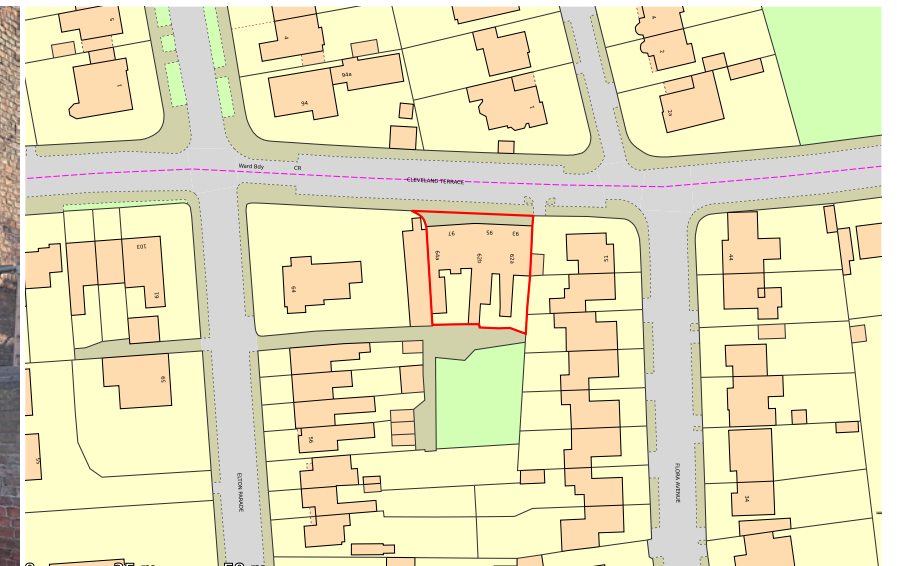
north to Newcastle upon Tyne with fastest journey time of 28 minutes and local services which operate to nearby areas such as Middlesbrough and Thornaby. The town is also serviced by Durham Tees Valley Airport and Newcastle International Airport which open the region up to worldwide destinations.

The town will benefit considerably from the relocation of the treasury to the new Darlington Economic Campus.

Darlington has a resident population 107,800 and a wider catchment area of 296,000 people.

SITUATION

The property is situated on Cleveland Terrace, which is located on the west side of Darlington approximately 1 mile from the town centre. The west side of Darlington is a densely populated and leafy area with an affluent population and good quality housing.





TENANCY & ACCOMMODATION

CLEVELAND TERRACE: DARLINGTON

Unit	Address	Tenant	Size Sq ft	Rent	% of Income	Rent per sq ft	Lease term	Break	Review	Review type	ERV	% of income	Comment
Ground Floor Retail	93-97 Cleveland Terrace	One Stop Stores Ltd	2,976	£25,200	54%	£8.47	10 years from 13/02/23	13/02/26 & 13/02/28	13/02/2028	OM	£32,750	59%	2026 break not exercised.
Flat 1	Croft Villas	Individual	818	£6,900	15%		1 year from 07/3/25				£6,900	12%	1 Bed Flat
Flat 2	Croft Villas	Individual	1,001	£6,120	13%		AST rolling over				£7,500	13%	2 Bed Flat
Flat 3	Croft Villas	Individual	1,130	£8,700	19%		1 year from 26/6/2025				£8,700	16%	2/3 Bed Flat
				£46,920	100%						£55,850	100%	

TENURE

The property is freehold.

COVENANT INFORMATION

One Stop Stores Limited
Company No – 02462858
Creditsafe Score – 82/100
Rating – A – Very Low Risk

One Stop is a well known Convenience store chain operating throughout the UK. It is a wholly owned subsidiary of Tesco PLC, the UK’s largest supermarket and has been since their acquisition in 2003. They now trade from over 1,000 stores in the UK and employ 10,600 staff. Tesco PLC, the parent company, has an annual turnover of £69bn, pre-tax profits of £2.2bn and a market cap of £27bn. A summary of One Stop Stores Limited’s last three years accounts are set out below:

Year End	24th February 2024	25th February 2023	25th February 2022
Turnover	£1,297,556,000	£1,171,345,000	£1,126,273,000
Pre-Tax Profit	£22,070,000	£15,424,000	£21,854,000
Shareholder Funds	£163,633,000	£169,463,000	£185,338,000

VAT

The property is not elected for VAT and therefore no Vat will be payable on the transaction.

EPC

Property	EPC Rating
Retail Unit	B-41
Flat 1	D-59
Flat 2	D-61
Flat 2	E-49

PROPOSAL

We are instructed to seek offers in excess of **£675,000**. A purchase at this level would show a net initial yield of **6.6%** and a potential reversionary yield of 7.86% after purchaser’s costs of 5.24%.

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Misrepresentation Act: These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. September 2025.