



Tenure
Freehold.

Location

Lancaster is an attractive and prosperous university city located approximately 20 miles north of Preston. It is also an important regional shopping centre, with a substantial catchment area, benefiting from excellent communications via Junction 34 of the M6 Motorway lying to the eastern side of the city, and the West Coast Mainline, providing frequent rail services to London (2 hours 35 mins) and Glasgow (3 hours 15 mins).

The property is situated in the main leisure and restaurant area within the city centre. It is on the north side of Church Street, diagonally opposite its junction with Cheapside, the city's main retail thoroughfare, and directly opposite the St Nicholas Arcades Shopping Centre.

Occupiers close by include Bella Italia, Co-operative Travel, Argos, Costa Coffee and McDonald's.

Description

The property is arranged on ground and two upper floors to provide a ground floor takeaway shop. The first and second floor levels, which are separately accessed from a self-contained entrance at the front, provide storage accommodation.

The property provides the following accommodation and dimensions:

| | | |
|---------------------|--------------------|----------------------|
| Ground Floor | 118.2 sq m | (1,273 sq ft) |
| First Floor | 23.85 sq m | (257 sq ft) |
| Second Floor | 23.85 sq m | (257 sq ft) |
| Total | 165.90 sq m | (1,787 sq ft) |

Tenancy

The entire property is at present let to DP REALTY LTD (t/a Domino's) for a term of 25 years from 17th November 2005 at a current rent of £22,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 1,100+.

Website Address: corporate.dominos.co.uk

For the year ended 25th December 2016, DP Realty Ltd reported a turnover of £22.479m, a pre-tax profit of £2.133m, shareholders' funds of £3.355m and a net worth of £3.355m. (Source: Experian 18.09.2017.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Lancaster

20 Church Street

Lancashire

LA1 1NP

- **Freehold Takeaway Shop Investment**
- Town centre location
- Let to DP Realty Ltd (t/a Domino's)
- Lease expires in 2030 (no breaks)
- Rent Review November 2020
- Current Rent Reserved

£22,000 pa

SIX WEEK COMPLETION AVAILABLE

